

Ordinance No. 119614Council Bill No. 112670

AN ORDINANCE relating to the Rainier Beach 2014 Neighborhood Plan; amending the Seattle Comprehensive Plan to incorporate portions of the Rainier Beach 2014 Neighborhood Plan, amending Seattle Municipal Code Chapter 23.47, relating to single purpose residential development, and amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the Rainier Beach Residential Urban Village.

CF No. _____

Date Introduced: MAY 3 1999		
Date 1st Referred: MAY 3 1999	To: (committee) Neighborhoods, Growth Planning and Civic Engagement Committee	
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage: 8-23-99	Full Council Vote: 5-0	
Date Presented to Mayor:	Date Approved: AUG 27 1999	
Date Returned to City Clerk: APR 27 1999	Date Published: 5 P.M.	T.O. <input checked="" type="checkbox"/> F.T. <input type="checkbox"/>
Date Vetoed by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

The City of Seattle - Legislative Department
Council Bill/Ordinance sponsored by: CON

Committee Action:

Passed as amended 1-08-23-99 Full Council! Pass(Excused: Choe, Donaldson, L)

This file is complete and ready for presentation to Full Council. C

Law Department

Law Dept. Review

OMP
ReviewCity Clerk
Review

me

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: CONLIN

Councilmember

Committee Action:

Passed as amended 1-0 Conlin yes

(C-1)

As Amended

8-23-99 Full Council! Passed 5-0

(Excused: Choe, Donaldson, Licata, Podlowski)

This file is complete and ready for presentation to Full Council. Committee:

RC 8/20/99
(Initial/date)

Law Department

Law Dept. Review

OMP
Review

City Clerk
Review

Electronic
Copy Loaded

Indexed

Code, Growth
and Civic
Committee
1999
T.O. <input checked="" type="checkbox"/>
F.T. <input checked="" type="checkbox"/>

ORDINANCE 119614

AN ORDINANCE relating to the Rainier Beach 2014 Neighborhood Plan; amending the Seattle Comprehensive Plan to incorporate portions of the Rainier Beach 2014 Neighborhood Plan, amending Seattle Municipal Code Chapter 23.47, relating to single purpose residential development, and amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the Rainier Beach Residential Urban Village.

WHEREAS, on July 25, 1994, by Ordinance 117221, the City Council adopted the Seattle Comprehensive Plan, which includes a neighborhood planning element; and

WHEREAS, City Council Resolution 28966, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, the organizing committee of citizens from the Rainier Beach Residential Urban Village was formed in 1996, for the purposes of preparing a plan for the Rainier Beach Residential Urban Village as designated in the Seattle Comprehensive Plan; and

WHEREAS, this organizing committee conducted extensive outreach to citizens and adjacent communities in order to establish planning priorities; and

WHEREAS, citizens in this community formed a planning committee which worked with City staff and consultants to develop Rainier Beach 2014 Neighborhood Plan; and

WHEREAS, a community-wide validation process was conducted to familiarize citizens and neighboring areas with the proposed plan and to ascertain support for it; and

WHEREAS, the Rainier Beach Residential Urban Village Neighborhood Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; and

WHEREAS, the City's environmental review requirement under SEPA has been fulfilled through issuance of an addendum to the Comprehensive Plan's 1994 Final Environmental Impact Statement on May 6, 1999; and

WHEREAS, the Council finds that the proposed amendments are consistent with the Growth Management Act, and will protect and promote the health, safety and welfare of the general public;

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.



NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Seattle Comprehensive Plan as adopted by Ordinance 117221 and subsequently amended, is hereby amended as follows:

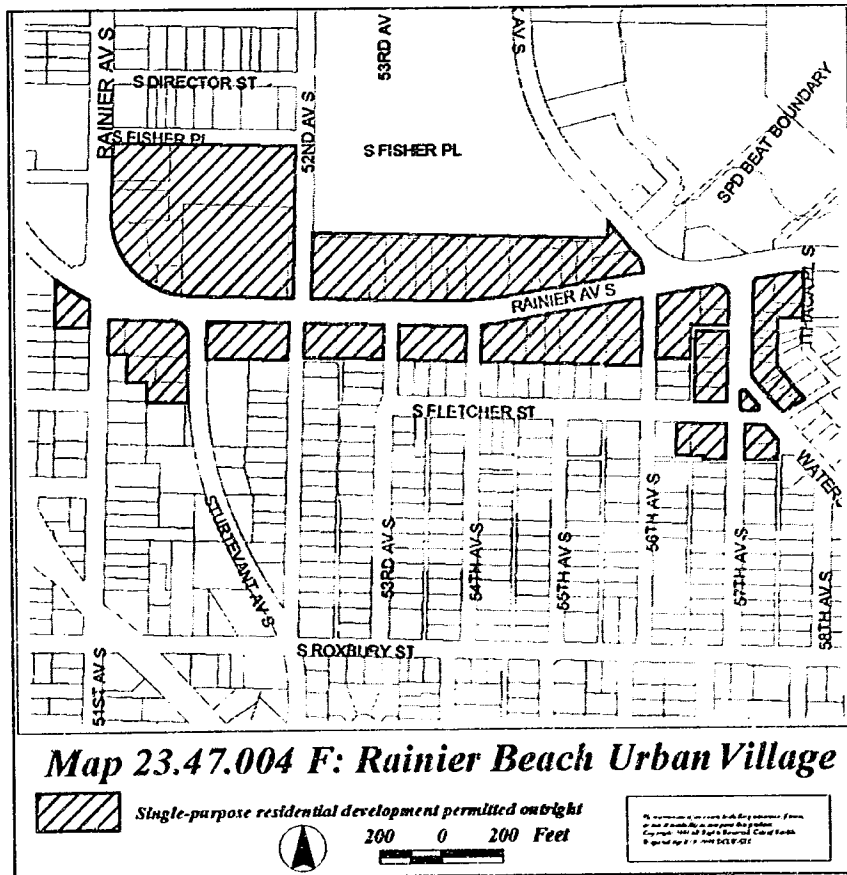
- A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive Plan is hereby amended to add Rainier Beach, as shown in Attachment 1.
- B. The Rainier Beach 2014 Neighborhood Plan goals and policies, as shown in Attachment 2 to this Ordinance, are hereby incorporated into the Neighborhood Plans volume of the Comprehensive Plan.
- C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in Attachment 3 to this Ordinance to confirm the designation and growth target for the Rainier Beach Residential Urban Village.
- D. The capital facilities and utilities inventory and analysis serving Rainier Beach, and transportation analysis shown in Attachment 4 to this Ordinance are hereby incorporated into the Neighborhood Plans volume, Rainier Beach section, of the Comprehensive Plan.
- E. The following maps are hereby amended to reflect the final designation and boundaries of the Rainier Beach Residential Urban Village, as shown in Attachment 5 to this Ordinance:
- Future Land Use Map
 - Land Use Figure 1
 - Land Use Figure A-1
- A new Land Use Figure, containing a large scale map of the Rainier Beach Residential Urban Village is hereby added to the Land Use Element, as shown in Attachment 5 to this ordinance.
- F. Land Use Appendix B is hereby amended to reflect the final growth target for the Rainier Beach Residential Urban Village, as shown in Attachment 6 to this Ordinance.

Section 2. The amendments contained in Section 1 of this ordinance constitute an adopted neighborhood plan.



Section 3. The Official Land Use Map, Section 23.32.016, Seattle Municipal Code, is amended to reflect the boundaries of the Rainier Beach Residential Urban Village as depicted on Attachment 5 to this Ordinance.

Section 4. Residential use in single purpose residential development within commercial zones in the Rainier Beach Residential Urban Village, established by adoption of this ordinance, shall be permitted outright as shown on a new map entitled "Rainier Beach Urban Village Map 23.47.004 F" as shown on the following map, to be added to subsection 23.47.004(E) of the Seattle Municipal Code.



1 **Section 5.** Section 23.47.004, Subsection E of the Seattle Municipal Code, as last
2 amended by Council Bill ~~112831~~ ^{GM 112675}, is further amended as follows:

3 **23.47.004 Permitted and prohibited uses.**

4 ***

5 **E. Residential Uses.**

6 1. Residential Use in Single-purpose Residential Structures. Residential use in
7 single-purpose residential structures is permitted as an administrative conditional use,
8 unless:

9 a. the structure is located within an area in which the use is either
10 permitted outright or prohibited, as shown on Maps 23.47.004 A, B, C, D, ~~((and))~~
11 E, and F;

12 b. the structure is located in a Pedestrian-Designated zone,
13 in which case the residential use is prohibited at street level along the designated
14 principal pedestrian street as provided in Section 23.47.042;

15 c. the structure is located within a zone which has a height
16 limit of 85 feet or higher, in which case single purpose residential structures are
17 prohibited; or

18 d. the residential use is a nursing home, in which case it is
19 permitted outright unless prohibited as provided in E1b.

20 2. Residential Use in Mixed-use Development. Residential use in mixed-use
21 development is permitted outright in NC1, NC2, NC2/R, NC3, NC3/R and C1 zones,
22 provided that for assisted living facilities, which are considered mixed-use development,
23 private living units and parking accessory to those units are prohibited at street level.

* * *

24 **Section 6.** This ordinance shall take effect and be in force thirty (30) days from and
25 after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10)
26 days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.



1 Passed by the City Council the 23rd day of August, 1999, and
2 signed by me in open session in authentication of its passage this 23rd day of
3 August, 1999.

4 Richard F. Miller
Pro Temp President of the City Council

5 Approved by me this 27th day of August, 1999.

6 Paul Schell
7 Paul Schell, Mayor

8 Filed by me this 27th day of August, 1999.

9 Judith E. Rupp
10 City Clerk

(SEAL)



LIST OF ATTACHMENTS

ATTACHMENT 1	TABLE OF CONTENTS - THE CITY OF SEATTLE COMPREHENSIVE PLAN NEIGHBORHOOD PLANS
ATTACHMENT 2	RAINIER BEACH 2014 GOALS AND POLICIES
ATTACHMENT 3	AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT
ATTACHMENT 4	RAINIER BEACH CAPITAL FACILITIES AND UTILITIES INVENTORY AND ANALYSIS AND RAINIER BEACH TRANSPORTATION ANALYSIS
ATTACHMENT 5	COMPREHENSIVE PLAN MAP AMENDMENTS
ATTACHMENT 6	COMPREHENSIVE PLAN LAND USE APPENDIX B

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.



ATTACHMENT 1

**THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS**

Table of Contents

Rainier Beach



ATTACHMENT 2

RAINIER BEACH NEIGHBORHOOD PLAN GOALS AND POLICIES

LAND USE

- G1: A diverse and vibrant neighborhood composed of pedestrian-friendly, transit-connected business districts and affordable and attractive residential areas.
- P1: Encourage the revitalization of the Henderson Street corridor as a conduit between the future light rail station at Martin Luther King, Jr. Way and the commercial center along Rainier Avenue South.
- P2: Seek to promote transit-oriented development around Rainier Beach's proposed light rail station at Martin Luther King, Jr. Way and South Henderson Street.
- P3: Encourage mixed-use housing and commercial development in the "Beach Square" area bounded by South Henderson Street to the north, Rainier Avenue South to the south and west, and Seward Park Avenue South to the east.
- P4: Seek to preserve all single family zoned areas' character, and encourage residential small lot opportunities within single-family areas within the designated residential urban village.
- P5: Encourage the City to support rezones within the Rainier Beach Residential Urban Village for projects that (a) meet the overall community vision, (b) promote redevelopment of underutilized and derelict sites, and (c) result in pedestrian-friendly, well-designed new buildings.

HOUSING

- G2: A community that meets the housing needs of its economically diverse and multicultural population and provides opportunities at all economic levels.
- P6: Encourage affordable and attractive multifamily development, particularly along Rainier Avenue South from South Holly Street to South Cloverdale Street, and as part of South Henderson Street revitalization efforts.
- P7: Seek to preserve Rainier Beach's diversity and multicultural population by providing affordable housing home-ownership opportunities through programs and land use and zoning tools, including, where appropriate, rezoning.
- P8: Seek to promote townhomes and mixed-use buildings as the preferred development pattern for meeting the projected growth target within the residential urban village.
- P9: Seek to address the causes of the perception of crime, the lack of personal safety, and the detraction from Rainier Beach's community character (by addressing derelict residential properties and minimizing non-conforming and criminal uses).

NOTICE:
IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.



COMMUNITY EDUCATION

- G3: Education is integrated as an innovative and connected learning system into all levels of community life for all residents, resulting in the empowerment of the community and the promotion of life-long learning.
- P10: Create strong partnerships between Seattle School District and the City of Seattle to support capital and programmatic improvements for schools in the Rainier Beach area.
- P11: Integrate the concept of life-long learning including education and job-related activities into the programs provided by the schools and by the neighborhood's entire educational system.
- P12: Encourage parents and adults in the community to work with school administrators to improve schools in the Rainier Beach area.
- P13: Seek to facilitate and improve the participation of parents and adults in the neighborhood schools by encouraging formation of active PTAs and by outreach to the non- and limited English-speaking population of Rainier Beach.
- P14: Encourage a community grass-roots approach to involve religious organizations and other influential organizations in community education issues.

ECONOMIC DEVELOPMENT

- G4: A revitalized commercial business core that attracts the patronage of local and citywide residents and employees through an attractive, safe, and clean built environment.
- P15: Seek to promote "Beach Square" as Rainier Beach's hub of commercial retail activity.
- P16: Encourage partnerships among local housing providers, community development corporations, neighborhood and business organizations, and the City to assist with economic revitalization in Rainier Beach.

TRANSPORTATION AND TRANSIT FACILITIES

- G5: A community with safe streets, pedestrian- and bicycle-friendly facilities, and an efficient, multi-modal transit system that connects Rainier Beach residents and employees to other parts of the Rainier Valley and the region.
- P17: Support the development of an Martin Luther King, Jr. Way at-grade light rail alignment, with Rainier Beach's station located at South Henderson Street at Martin Luther King, Jr. Way.
- P18: Improve residential streets to best serve residential neighborhoods.
- P19: Seek to promote non-motorized travel throughout Rainier Beach by providing facilities for pedestrians and bicyclists, particularly along the Henderson Street corridor, near the future light rail station, and around the "Beach Square" commercial core.
- P20: Explore a range of alternative transportation modes and solutions that would support the concepts of sustainability and environmental responsibility.
- P21: Seek to strengthen provisions for code enforcement of transportation related violations



such as speeding, and parking violations.

OPEN SPACE AND CIVIC CAPITAL FACILITIES

- G6: A community with a variety of civic facilities, waterfront access, and a trail system that promotes the existing open space sites, and the enjoyment of new public spaces.
- P22: Seek to retain existing parks and recreation facilities, and strive to improve maintenance of these facilities.
- P23: Recognize the importance of improving the Rainier Beach Community Center and South Shore Middle School to help foster a civic core.
- P24: Seek to promote the development of pedestrian trails that connect residential areas to the commercial core, and bring pedestrians from the Rainier View neighborhood down to the lower Rainier Beach valley.
- P25: Seek to include art created by local artists in public works construction projects in Rainier Beach.
- P26: Seek to ensure coordination between City departments, private service providers and volunteers for the maintenance, cleaning, and general landscape upkeep of Rainier Beach's public streets and civic areas.

NOTICE:
IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.



ATTACHMENT 3

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

1. Amend policy L44 as follows:

L44:

Designate the following residential urban villages as shown on Land Use Figure 1, above:

Rainier Beach Residential Urban Village.

2. Amend Land Use Figure 1 and the Future Land Use Map to show the designation and boundaries of the Rainier Beach Residential Urban Village, as shown on Attachment 5. Indicate Rainier Beach Residential Urban Village as adopted on Land Use Figure 1-A

3. Amend land use goal 36 as follows:

G36:

Achieve the following 20-year growth targets in residential urban villages:

Residential Growth

Rainier Beach approximately 740 households

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.



ATTACHMENT 4

**RAINIER BEACH CAPITAL FACILITIES AND UTILITIES INVENTORIES AND
ANALYSIS, AND RAINIER BEACH TRANSPORTATION ANALYSIS**

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.



Table 1
Inventory for Facilities and Utilities Serving
Rainier Beach Residential Urban Village

Facility Type	Name	Location	Capacity	Information Sources /Comments
Fire Station ¹	SFD 33	9645 Renton Ave. S	Engine Co.	Seattle Fire Department
Police Station	South Precinct	3001 South Myrtle St.	31.87 sq. mi. service area, 1994 population 155,777	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ³	Dunlap Elementary Emerson Elementary 10 Middle & 10 High Schools	8621 46th Ave. S 9709 60th Ave. S	350 students 375 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Rainier Beach Branch	9125 Rainier Ave. S	9006 sq. ft. 1990 population served = 31,194, or .29 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks ⁴	Rainier Beach Playfield	Rainier Ave.. S & S Henderson St.	10.9 ac: Play area, shelterhouse, landscaping, 2 softball fields, 1 football/soccer field, 4 tennis courts	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning.
	Rainier Beach Lake Cottage Park	Rainier Ave. S between S Carver St. & S Ithaca St.	3.3 ac: Shoreline	
	Beer Sheva Park	Seward Park Ave. S & S Henderson St.	26.6 ac: Comfort station, tennis court, play area, picnic shelter, park nursery, Atlantic City boat ramp	
	Fletcher Place	57th Ave. S & S Fletcher St.	0.05 ac: Street Triangle	

¹ For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990.

² The nearest station is listed; Fire and Emergency Medical Services are generally provided by the nearest station. In the case of larger fires, firefighting and medical resources are also dispatched from other stations. Aid units and fire engines are equipped to handle many medical emergencies; medic units are dispatched to more serious medical emergencies.

³ Through the student assignment plan, the village is served by a number of designated regular elementary schools, and at least six Seattle School District Alternative Schools. School capacities are determined in part by the mix of programs offered and the number of portable classrooms used, and are subject to change.

⁴ Parks and Other Resources shown are inside the village or within 1/8 mile of the unadopted village boundary.



Facility Type	Name	Location	Capacity	Information Sources / Comments
Other ⁵	Rainier Beach Community Center	8825 Rainier Ave. S	>10,000 sq. ft. Gym, game room, social rooms, indoor pool	
	Kubota Gardens Natural Area			
	Thistle P-Patch	8430 - 42nd Ave. S	99 plots	P-Patch Program, Seattle Department of Housing and Human Services
Electrical power	Creston-Nelson substation	5300 S Bangor	106 Megawatts	This village is in City Light's Southeast forecast area, which has a total current capacity of 331 megawatts.
Water	This village is located in the 316 pressure zone. The area is normally served directly from the Cedar River Pipelines, but can also be supplied from the Beacon Reservoir at Beacon Ave. S and S Spokane St.		Beacon Reservoir: 61 million gallons	In this pressure zone, elevations range from 18 to 114 feet above sea level; static water pressure ranges from 88-129 pounds per square inch. ⁵ Pressures in this area are considered to be very good.
	See map for system locations. (Utilities Figure A4, Comprehensive Plan Appendix).		The pipe network was constructed between World War I and the 1970's, predominantly of cast iron. Mains are in generally good order considering their age.	Comosive soils do not appear to be present in this area.
Drainage & Wastewater	This village is served by a Partially Separated system. See map for system locations. (Utilities Figure A5, Comprehensive Plan Appendix).		With Partially Separated systems, about 15% of the stormwater enters the sewer system, with the remaining 85% diverted to the storm drain system. Capacity of the Partially Separated systems in this area is considered adequate. Occasionally, sewer rehabilitation projects which are part of the Capital Improvement Program are performed in these areas as needed which may in some instances have the added benefit of enhancing the system capacity.	Seattle Drainage and Wastewater Utility, November 1996
				Partial Separation System: A system where the water from street and major parking lot drainage is collected and transferred in one pipe or ditch and culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe.

⁵ Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

Table 2
Capital Facilities and Utilities Analysis
Rainier Beach Residential Urban Village

Expected 6-yr. HH Growth: 202
 Expected 20-yr. HH Growth: 740
 Land Area: 249 Acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁵	20-year growth	
Fire	None	None expected at this time.	Fire Station #32, the closest to this urban village, has an average response time of 4.57 minutes for emergency medical calls and 5.20 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. While the average response time for fire calls for this station is higher than industry standard, the fire station is located within the village's preliminary boundary. Response times to calls within the village should be well below the station average, and are expected to be for the next six years. Fire Station #36 has an average response time of 4.27 minutes for emergency medical calls and 5.01 minutes for fire calls.
Police	None	Additional precinct space may be required.	Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision. Minor facility modifications will occur as needed and funded.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Seattle School District physical goals are as follows for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere.
Electricity	None	A 4th transformer and switchgear bus-section will be added to the Duwamish Substation to increase capacity in this forecast area.	Electrical demand from this village is estimated to increase by 2.1 annual average megawatts and 3.4 megawatts in a peak hour in 6 years.
Water	None	None expected at this time.	This village is located in City Light's Southwest forecast area. In 6 years, capacity in this forecast area will be 427 megawatts, and demand is expected to be 398 megawatts. In 20 years, capacity in this forecast area will be 547 megawatts, and demand is expected to be 471 megawatts. In both years, capacity is more than adequate to meet demand.

⁵ An explanation of the methodologies used to assess adequacy can be obtained from the Neighborhood Planning Office.



Facility Type	Facilities needed to accommodate: 6-year growth ⁶ 20-year growth	Analysis
Drainage and Wastewater	No new facilities are expected to be required because of new growth.	<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events.</p> <p>Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>For Partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity. With Combined Systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p>

Table 3
Transportation Analysis⁷ for
Rainier Beach Residential Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Rainier Ave. S	S Barton St. (51st Ave. S) - S Othello St.	Principal	Northbound	0.4	0.5
			Southbound	0.5	0.8
Rainier Ave. S	S Barton St. (51st Ave. S) - 57th Ave. S	Principal	Eastbound	0.4	0.6
			Westbound	0.4	0.4
Martin Luther King Jr. Way S	S Henderson St. - S Cloverdale St.	Principal	Northbound	0.3	0.4
			Southbound	0.5	0.6
Renton Ave. S	S Roxbury St. - S Cloverdale St.	Minor	Northbound	0.6	0.7
			Southbound	0.9	1.2
S Henderson St.	MLK Way S - Seward Park Ave. S	Principal/Minor	Eastbound	0.3	0.3
			Westbound	0.3	0.4
S Cloverdale St.	MLK Way S - Seward Park Ave. S	Collector	Eastbound	0.3	0.4
			Westbound	0.3	0.3
S Roxbury St.	51st Ave. S - Waters Ave. S	Collector	Eastbound	0.3	0.3
			Westbound	0.2	0.3
51st Ave. S	S Roxbury St. - Rainier Ave. S	Minor	Northbound	0.2	0.2
			Southbound	0.2	0.2

The volume-to-capacity (V/C) ratio is an indicator of congestion. The table above shows existing (1990) V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for all arterials in the Rainier Beach Residential Urban Village. Compare 1990 V/C ratios to the 2010 forecast to see the potential change over 20 years.

The V/C ratio can be used to identify areas where neighborhood or citywide transportation plans could encourage changes in travel behavior (e.g., mode, time of travel, destination) or improve operation of the street (e.g., by changing signal timing and the like). The capacity of a street is not a fixed number of vehicles that can never be exceeded. Rather, it is a relative measure of traffic flow.

Arterial segments with a V/C ratio exceeding 1.0 now or possibly in the future might warrant attention in a neighborhood plan. High V/C ratios may be tolerable if the result is to shift people into other modes, or is a result of the development densities necessary for a vital urban village.

Existing conditions: All arterial segments have a V/C ratio below 1.0.

Martin Luther King Way S, S Henderson St., and Rainier Ave. S are designated as Transit Priority Streets in the Comprehensive Plan.

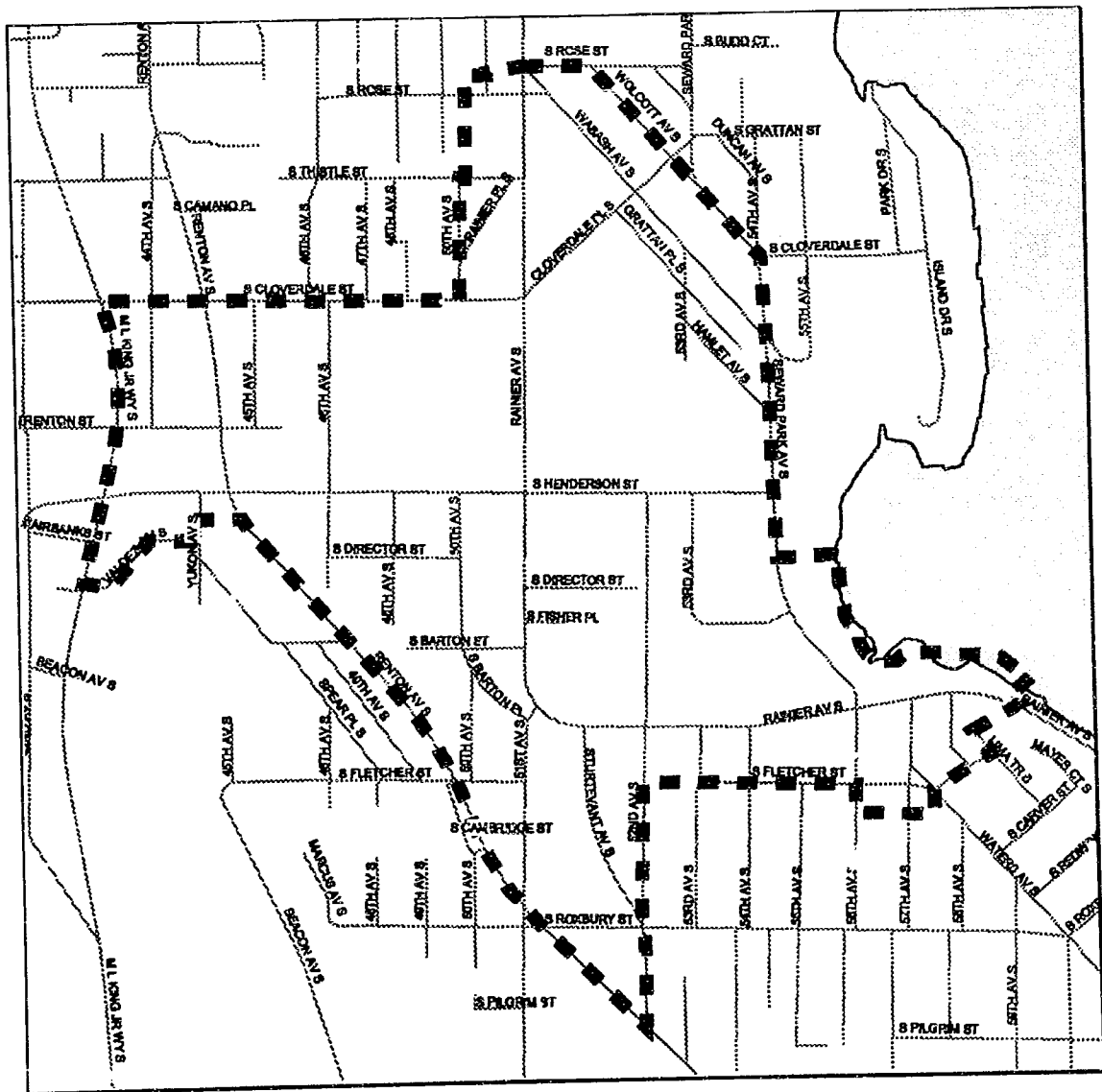
Future conditions: The V/C ratio for Renton Avenue South southbound is projected to be 1.2. This figure indicates the attractiveness of this route through southeast Seattle to Renton. Renton Ave. is a minor arterial with an assumed capacity of 700 vehicles per hour. Increases in capacity may be possible, or measures to direct traffic to the principal arterials (Martin Luther King Jr. Way, Henderson Street, and Rainier Ave. South) may be taken. The principal arterials have the capacity available to take traffic from Renton Ave.

V/C ratios on all other arterial streets in the urban village are at or below 0.8 under the 2010 scenario.

⁷ The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).



**COMPREHENSIVE PLAN MAP AMENDMENTS -
Rainier Beach Residential Urban Village Boundaries**



ATTACHMENT 6

COMPREHENSIVE PLAN LAND USE APPENDIX B



LAND USE APPENDIX B **Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages**

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density	
Urban Centers & Center Villages									
Downtown Urban Center Total	945	7421	7.9	NA¹	23.4	165119	175	NA¹	241
Belltown Village	216	3492	16.2	6500	46.3	22699	105	4500	126
Denny Triangle Village	143	514	3.6	3500	28.1	22010	154	23600	319
Commercial Core Village	275	1435	5.2	1300	9.9	106823	388	27000	487
Pioneer Square Village	142	376	2.6	2100 ²	17.4	9113	64	4800 ²	98
Chinatown/Int. Dist. Village	169	1604	9.5	1300	17.2	4474	26	2800	43
First Hill/Cap. Hill Center Total	912	21673	23.8	NA¹	30.0	33393	37	NA¹	50
First Hill Village	225	5896	26.2	2400	36.9	20626	85	6100	119
Capitol Hill Village	396	12450	31.4	1980	36.4	5284	13	3000	21
Pike/Pine Village	131	2349	18.0	620	22.7	3963	30	1400	41
12th Avenue Village	160	978	6.1	540	9.5	3520	22	1200	30
Univ. Comm. Urban Center Total	770	11611	15.0	NA¹	17.8	31427	41	NA¹	52
Univ. Dist. NW Village	289	4324	14.9	1630 ³	20.5	8625	30	3000 ³	40
Ravenna Village	122	973	8.0	480 ³	12.0	1580	13	700 ³	19
University Campus	359	6313	17.6	0 ³	12.0	21222	59	4800 ³	72
Northgate Urb. Center Total	410	3291	8.0	NA¹	15.3	11366	28	NA¹	50
Uptown Queen Anne Urban Center Total	297	3138	10.6	NA¹	15.0	19,000	64	NA¹	75



LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Jobs Growth)	Estimated 2010 Density
Hub Urban Villages ⁴									
Ballard	323	4279	13.2	1520	17.9	3518	11	3700	22
Fremont	339	3766	11.1	820	13.5	5937	20	1700	25
Lake City	310	2740	8.8	1400	13.3	2827	9	2900	18
W. Seattle Junction	225	1835	8.2	1100	13.0	3108	14	2300	24
Aurora Ave N @ 130th St	344	2271	6.6	1260	10.3	4027	12	2800	20
Rainier Ave @ 190	415	2043	4.9	1200	7.8	3371	8	3500	17
South Lake Union	446	461	1.0	1700	4.8	15230	34	4500	44
Residential Urban Villages ⁴									
Aurora N @ 97 th St.	288	2106	7.3	900	10.4	NA	NA	NA	NA
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA
Eastlake	205	2423	11.9	380	13.6	NA	NA	NA	NA
23rd Ave. S. @ S. Jackson-Union	485	3186	6.6	900	8.4	NA	NA	NA	NA
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
Roosevelt	160	1007	6.3	340	8.4	NA	NA	NA	NA
Wallingford	245	1973	8.1	200	8.9	NA	NA	NA	NA



LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Rainier Beach	227	1482	6.5	740	9.8	NA	NA	NA	NA
Columbia City	313	1639	5.2	740	7.6	NA	NA	NA	NA
Westwood/Highland Park	278	1654	6.0	700	8.5	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK Jr. Way S @ Holly St	380	1247	3.3	800 ⁵	5.4	NA	NA	NA	NA
South Park	264	997	3.8	350	5.1	NA	NA	NA	NA
Madison-Miller	145	1486	10.3	400	13.0	NA	NA	NA	NA
California @ SW Morgan St	139	1104	8.0	300	10.1	NA	NA	NA	NA

LAND USE ELEMENT APPENDIX B

Footnotes

- Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for residential and hub urban villages are established upon adoption of a neighborhood plan.
- Assumes north Kingdome parking lot and vacant floor area in existing structures is available to accommodate a substantial share of household and employment growth.
- Separate growth targets for the urban center villages within the University Community Urban Center are not adopted. In acting on the UCCU plan, the City Council reaffirmed the targets for the UCCU as a whole. No additional student housing growth according to UW General Physical Development Plan.
- The areas to which numbers apply for land area, existing households and jobs, planning estimates and existing and planned densities for each hub and residential urban village are the undesignated village boundaries shown in Land Use Appendix A, above. Where adopted boundaries shown in Appendix A have been amended from the undesignated village boundary, acreage, existing households and employment, and densities may be different than indicated in this Appendix B.
- Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.



EXECUTIVE REPORT ON THE PROPOSED RAINIER BEACH NEIGHBORHOOD PLAN

April 27, 1999

I. Introduction

The Rainier Beach neighborhood plan is a general plan for the Rainier Beach Residential Urban Village preliminarily designated in the City's Comprehensive Plan. The Rainier Beach Planning area covers the area bounded by South Holly Street to the north, South Roxbury Street/South Fletcher Street to the south, the shoreline/Seward Park Avenue South to the east, and Renton Avenue South/MLK Jr. Way South to the west. A map of the proposed boundaries of the Rainier Beach Residential Urban Village is included with the Comprehensive Plan Ordinance in Attachment 5.

The plan is structured around three *key strategies*:

- ◆ Henderson Street: Building a Better Boulevard
- ◆ Revitalizing the "Beach Square" Commercial Core
- ◆ Community Education: The Building Block of the Future

These strategies are described in more detail below.

For the most part, the Executive supports the Rainier Beach neighborhood plan. A few of the proposed recommendations have already been accomplished or are underway. Of the recommendations that are not underway, many could easily be implemented by the City, once funding is identified. Many other recommendations are community-based and could be implemented without support from the City or with financial support from the Neighborhood Matching Fund.

II. Background

This neighborhood plan represents the culmination of a number of years of organizing and planning. The Rainier Beach 2014 neighborhood planning organization conducted various and extensive outreach activities. A complete outreach report is included in Attachment 2.

III. Comprehensive Plan Consistency

Goals and policies expressing the Rainier Beach Neighborhood Plan were prepared by the Rainier Beach 2014 neighborhood planning organization and the Neighborhood Planning Office and edited in collaboration by the Strategic Planning Office staff. The Executive recommends their inclusion in the Comprehensive Plan, as noted in the proposed ordinance.

The Rainier Beach Neighborhood Plan confirms the residential urban village designation, boundaries, and growth targets. In addition, the Rainier Beach capital facilities and utilities

inventories and analyses, and the Rainier Beach transportation analyses have been reviewed and accepted by the community for inclusion in the Comprehensive Plan.

Please see the Comprehensive Plan Consistency Checklist for the Rainier Beach residential urban village (Attachment 3) for additional information on Comprehensive Plan consistency.

IV. Summary of Executive Response to Key Strategies

The Executive recognizes the importance of the Key Strategies to the neighborhood. Given the number of Key Strategies that will be proposed from the 37 planning areas, priorities will have to be set and projects phased over time. The Executive will coordinate efforts to sort through the Key Strategies. During this sorting process, departments and neighborhood development managers will work to prioritize elements of the Key Strategies. This may include developing rough cost estimates for the activities within each Key Strategy; identifying potential funding sources and mechanisms; establishing priorities for the Key Strategies within each plan, as well as priorities among plans; and developing phased implementation and funding strategies. The City will involve the neighborhoods in a public process so that neighborhoods can help to establish citywide priorities. The results of these efforts will determine which strategies and activities will have priority for City response in 1999-2000, rather than later implementation. Activities identified in this section will be included in the City's tracking database for monitoring neighborhood plan implementation.

The Rainier Beach 2014 Planning Committee has focused on three key strategies.

♦ *Henderson Street: Building a Better Boulevard*

This Key Strategy focuses on connecting the community's commercial and civic core to the future light rail station at South Henderson and MLK Way Jr. South, as well as to leverage Sound Transit investments and mitigation funds. A large focus of this strategy is tied to location of a light rail station at Henderson and MLK Jr. Way South. Elements of this strategy include: pedestrian and bicycle improvements, transit improvements potentially including a trolley, streetscape improvements with lighting and street furniture, and increased housing.

The Executive supports the neighborhood in efforts to foster development in close proximity to the light rail station. While resources within the City to develop these kinds of transportation improvements are limited, potential improvements may come through the Station Area Planning program and development. Also, the King County Wastewater Combined Sewer Overflow project has the potential to help fund and implement some of the activities in this strategy. Additional activities being implemented include improvements at the library and the school district be investing \$8 million in the stadium. Priorities will need to be identified through the City's sector work programs to focus City efforts once resources are identified and become available.

♦ *Revitalizing the "Beach Square" Commercial Core*

This Key Strategy focuses on revitalizing the commercial core area through transportation, economic development, land use, and streetscape improvements. Activities include a small business incubator facility, facade improvements, non-motorized transportation facilities, and potential future rezones.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

The Executive supports the vision of a vibrant, pedestrian-focused commercial core in Rainier Beach. Over the next year, DCLU will work with neighborhoods interested in utilizing neighborhood design guidelines. Other City activities will be SEATRAN's design group providing technical assistance for "Mapes/52nd Avenue South Walkway" improvements (with some assistance from SCL) as part of the neighborhood matching fund project. SPU will work with the community to determine how to clean up the pathway and will try to involve the adjacent SEED housing project. This can become part of a future Spring Clean program. Additionally, SEATRAN will be completing their work on a new mid-block crosswalk at the library.

♦ *Community Education: The Building Block of the Future*

This innovative and unique Key Strategy focuses on promoting education as a means of improving the present and future for Rainier Beach's youth, adults, and seniors. The focus areas are: developing a strong 'community campus' node; facility improvements; programs for adults (both career and adult education); greater parent and community involvement in the schools; and improving existing programs to better serve the community.

The Executive supports the community's effort to improve educational opportunities and facilities, and is committed to participating in coordination efforts. Ultimately, many of the activities in the matrix fall under the purview of the School District. Nonetheless, numerous City departments are involved in activities related to this strategy. Activities that are underway include: repairs and enhancement to school facilities funded through the Building & Technology Levy, and after-school programs funded through the Family & Education Levy. Also, the Office for Education will convene a meeting between staff from the "Powerful Schools" program and the Rainier Beach neighborhood and principals to discuss options for similar programs in the Rainier Beach area. Also, SEATRAN's skill trades mentorship program located at Rainier Beach may provide a forum to look for opportunities for the School-to-Work ideas in the Rainier Beach Plan.

V. Additional Activities for Implementation

For the most part, the recommendations in the additional activities for implementation section are supported by the Executive, and help implement the Comprehensive Plan as well as the neighborhood's vision. The community's recommendations focus on housing and land use, economic development, and transportation and transit facilities. A number of the additional activities for implementation were determined to be community-based projects. Funding should be pursued through other sources such as the Neighborhood Matching Fund program. The City may provide technical assistance to accomplish these tasks.

VI. Activities Not Supported by the Executive

The matrix contains a few of activities proposed by the neighborhood that are not supported by the Executive. These activities are listed below.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

#	Condensed Activity	Condensed Executive Comment
C-1.1.6	Designate, paint, and sign bicycle lanes on Renton Avenue S from City limit to its intersection with MLK, Jr. Way.	Renton Avenue South - Renton Avenue is on the City's Bike Guide Map as an "Arterial street commonly used by bicyclists." SEATRAN's review finds that <u>the street is not wide enough to stripe separate bike lanes.</u>
C-3.7.3	Work with the City to establish commitments [to hire from the community] as part of the permitting and contracting process.	OED has successfully worked to connect businesses with skilled job-ready SJI clientele. OED has determined that <u>there is not an effective way to use the permitting process to leverage commitments from developers.</u> OED has had some success using other City approvals (Street vacation process, Transfer of Development Rights, Community Development Float Loans) to secure commitments.
T-1.3	Key Bicycle Streets. The following streets shall, at minimum, be designated as bicycling streets with appropriate signage and lane widths installed to mark them as routes: <ul style="list-style-type: none"> • Rainier Ave. S from Seward Park Ave. S to the City limits- lanes on both sides • Seward Park Ave. S- bike lane on east side of the street 	Rainier Avenue South - The volumes on this street are very high. SEATRAN's experience is that this would not be a street that novice cyclists could use comfortably or safely. Under present conditions, SEATRAN <u>would not support designating this as a bike route.</u> Seward Park Avenue South - For reasons of safety, SEATRAN <u>does not stripe bike lanes on only one side of the street.</u> This street does not have the width needed to stripe bike lanes in both directions.
T-2.3	Slowing traffic on the "Roxbury Speedway"-Waters to Renton Avenue S. <ul style="list-style-type: none"> • Redesignate S. Roxbury a local residential street. 	SEATRAN has concerns about some of the measures suggested, including reclassification of this street and suggested measures of traffic diversion. SEATRAN's reason for concern is that while this may provide some benefit to South Roxbury Street, the likely effect is that this would shift traffic, raise volumes, and impact operation of other nearby residential, nonarterial streets. SEATRAN <u>does not see moving this traffic and its effects onto these streets as a good solution.</u>

VII. Policy Docket Issues Raised in the Matrix

A number of recommendations are already being considered as part of 'policy docket' discussions. These issues include:

- ◆ Key Pedestrian Streets (C-1.1.1, C-1.1.3)
- ◆ Crosswalks and pedestrian crossing signals (C-1.2.1, C-2.2.3)
- ◆ Sidewalk maintenance and construction (C-1.1.3, C-1.2.1, T-1.1)
- ◆ Neighborhood Design Guidelines (2.1.1.B)
- ◆ Community Meeting Centers (C-3.1.3)
- ◆ Lighting issues (C-1.2.1)

ATTACHMENT 2

RAINIER BEACH 2014 NEIGHBORHOOD PLANNING

OUTREACH REPORT

April 27, 1999

From the beginning, Rainier Beach 2014 had a vision of a community that would move from being diverse and divided to one that is coming together. We wanted to work toward everyone having an opportunity to be involved in a planning process that was comprehensive and inclusive and developed our outreach goals accordingly. The outreach goals for RB2014 were as follows:

1. Identify and contact community stakeholders to invite their involvement in Rainier Beach 2014.
2. Create a mechanism to contact and bring hard-to-reach groups into the process.
3. Create a process for members to vote on priorities.

Phase I Outreach Activities

To meet the goals, an outreach committee was formed that would use a variety of methods to contact the community and encourage participation. In phase I planning, the following activities happened:

- *List of Community Stakeholders*- A mailing list of community members and key contacts was created.
- *News Paper Coverage*- South District Journal, Seattle Skanner, Seattle Weekly, Seattle Gay News, The Facts, Northwest Asian Weekly, Seattle Times/Seattle Post-Intelligence and The Stranger. In addition, John Dickinson, created a website where information was updated.
- *Questionnaire*- We met several times to create a product that would encourage respondents to be more visionary about what might happen in Rainier Beach.
- *Newsletter*- In 1997 we began mailing a monthly newsletter out to everyone on our mailing list. Our mailing list came from the attendance lists of our monthly meetings.
- *Kick-Off Event*- A Kick-Off Event was held on Feb. 22, 1997. The total attendance at the event was 150 people. Blank butcher paper was posted on the walls for the purpose of gathering comments and ideas from the community.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Phase II Outreach Activities

Sub-Committee Work

The Rainier Beach 2014 planning group actively recruited participants to develop goals, policies and project recommendations for phase II of the neighborhood planning process. A lot of the work took place in subcommittees on the following issues:

- Economic Development
- Education
- Transportation and Transit Facilities
- Land Use and Housing

Committees met from February 1998 - December 1998. In addition, the community continued to hold our general planning association meetings on the 1st Monday of every month.

General Meetings

General meetings were held to bring everyone up to speed on what each committee was doing. Ten general meetings were held to make sure that stakeholders that were not on sub-committees could still give input. Meeting topics included:

- February:* Overview of the process, and divide up into sub-committees
- March:* Library bond, consultant meetings, sub-committee reports, other business
- April:* Library calling grant from Paul Allen, sub-committee reports
- May:* Senior housing, sub-committee reports
- June:* Light rail workshop on Henderson Street station area development concepts.
- July:* Consultant timeline, summary of Henderson Street recommendations, sub-committee reports.
- August:* Seattle public schools, sub-committee reports
- September:* Draft Plan, stakeholder outreach meeting on Oct 26, Dec. 5th validation planning, SWAT team/Good Neighborhood awards, small and simple project planning, Rainier Valley planning, Kubota Gardens matching grant, volunteer recognition party, 1999 and beyond: Where do we go from here?
- October:* Preliminary Plan, October 16th potluck, Validation Event planning, Plan implementation and stewardship, approval and adoption process, Rainier Valley planning issues.
- November:* Sub-committee reports
- December:* Validation Event. 'Deems' hired (a diverse musical group to play at the validation event). The Event was video taped by South Shore middle school students. The idea for a station location at MLK and Henderson was a huge success.

COMPREHENSIVE PLAN CONSISTENCY CHECKLIST

For the Rainier Beach Residential Urban Village

Comprehensive Plan (CP policies indicated in parentheses)	Comment
Plan contains the following elements or statements that the current Comprehensive Plan policies adequately reflect the area's vision and goals (N14). • land use, housing, transportation, capital facilities & utilities.	Yes. Plan contains these elements
For each Residential Village, plan establishes: • Designation (L18, L19).	Yes. RUV designation is confirmed.
• Boundaries (L13, L19).	Yes. RUV boundaries are confirmed.
• Name (L19)	Yes. RUV name is confirmed.
• Household growth targets (L59). Growth targets do not exceed 80% of zoned development capacity (L55)	Growth targets do not exceed 80% of zoned capacity.
Plan contains existing capital facilities inventory, and transportation, capital facilities and utilities analyses.	Inventories and analyses are included as attachments to the ordinance.
Urban village zoning will allow achievement of affordable housing goals in urban villages for households with incomes below 50% of median (H29).	Current zoning will allow these goals to be met.
If Plan proposes changes to zoning map, proposed zoning changes meet the following requirements: • consistent with locational criteria in Land Use Code	The neighborhood proposes no zoning changes.
• Growth target does not exceed 80% of zoned development capacity (L55)	N/A.
• Any proposed additions of single family land to Residential Urban Village are within five minutes walking distance or five blocks of a designated principal commercial street (L10, L50).	N/A.
• Any proposed upzones to single family land are within acreage limits listed in Land Use Appendix C (L74, L83).	N/A.
Optional (Not required for Comprehensive Plan consistency)	
Plan designates key pedestrian streets (T46)	Yes. See comments below.
Plan uses tools and strategies to achieve affordable housing goals: • Ground-related housing (H12) • Transfer of development rights (H28) • Incentive zoning (downtown) (H27)	Tools not used.
Plan addresses open space in villages and nearby areas (L148).	Plan contains open space goals
Plan proposes to modify open space goals (L147).	No.

Comprehensive Plan (CP policies indicated in parentheses)	Comment
Plan takes advantage of any of the following zoning tools to implement the urban villages strategy consistent with the Comprehensive Plan and Land Use Code: • Residential small lot zone customized for the neighborhood (L82)	No RSL zones are proposed, but support for future RSL zones is included.
• Flexibility in rezone criteria for rezoning of multifamily land to neighborhood commercial zones (L90)	No changes to NC zoning are proposed, but support for rezoning some C1/C2 zones to NC zones is included.
• Mapping of NC/R zones (L107)	No changes to NCR zoning are proposed, but support for rezoning some NC zones to NCR zones is included.
• Zoning overlay (L. G66, L125)	No overlays are proposed.
• Changes to zoned height limits (L137)	No.

COMMENTS

The proposed Key Pedestrian streets are Henderson Street, and all the street segments that are within $\frac{1}{4}$ mile of the LINK light rail station. Some of these proposals don't meet current criteria for Key Pedestrian Streets as they are not arterials.

I have reviewed the neighborhood plan goals and policies in relation to the Comprehensive Plan goals and policies and have identified no inconsistencies, except as noted above.

Checklist completed by: Ivan Miller

Date: April 27, 1999

Organization: City of Seattle Strategic Planning Office

City of Seattle
Strategic Planning Office

Lizanne Lyons, Director
Paul Schell, Mayor

COPY DESTROYED
APR 26 1999
CITY OF SEATTLE



MEMORANDUM

DATE: April 27, 1999

TO: Councilmember Richard Conlin, Chair
Neighborhoods, Growth Planning and Civic Engagement Committee

FROM: Teresita Batayola, Assistant Director, Strategic Planning Office *SB*
Karma Ruder, Director, Neighborhood Planning Office *KR*

SUBJECT: Rainier Beach Approval and Adoption Package

We are pleased to transmit to you the Approval and Adoption Package for the Rainier Beach Residential Urban Village. The Council's Neighborhoods, Growth Planning, and Civic Engagement Committee will hold a presentation and public hearing on this plan at Pritchard Beach Bathhouse at 5500 S. Grattan Street on June 1, 1999 starting at 6:00 p.m.

Attached to this memorandum, for your information, are an Executive Report, a summary of the outreach activities of this planning effort, and the Comprehensive Plan consistency checklist for the Rainier Beach Residential Urban Village. The full package includes:

1. A proposed Plan Approval Resolution to recognize the Rainier Beach Neighborhood Plan and approve a matrix of Executive responses to the plan's recommended activities to implement the plan.
2. A proposed Comprehensive Plan Amendment Ordinance to:
 - confirm the name, designation and boundaries of the Rainier Beach Residential Urban Village;
 - Permit outright single purpose residential development along Rainier Avenue South between 51st and 57th Avenues; and
 - incorporate Rainier Beach goals and policies, capital facilities and utilities inventories and analyses serving the Rainier Beach, and transportation analyses for the residential urban village into the Neighborhood Plans volume of the Comprehensive Plan.

The Rainier Beach Approval and Adoption Matrix is divided into two sections:

- *Key Strategies*, through which a neighborhood indicates to the City which recommendations are pivotal to the plan's success. Generally, these strategies have a geographic or thematic focus, and the specific recommendations in them are linked. The Executive's response focuses on the steps needed to implement these strategies.
- *Additional Activities for Implementation* are clearly defined activities that are not directly associated with a Key Strategy, but have specific Executive recommended actions.

THIS IS NOT THE QUALITY OF THE DOCUMENT.

Memo to Councilmember Rick Conlin
April 27, 1999
Page 2

SPO, NPO and other City staff look forward to working with the City Council through the plan adoption process for the Rainier Beach Neighborhood Plan.

We wish to thank the members of the Rainier Beach Neighborhood Planning Committee for their hard work.

If you have any questions, please feel free to contact Teresita Batayola 684-8157 in SPO or Karma Ruder at 684-8493 in NPO.

Attachments

cc: Mary Denzel, Council Central Staff
Joyce Kling, Council Central Staff
Tom Byers, Office of the Mayor
Denna Cline, Office of the Mayor
Jim Diers, Department of Neighborhoods
Marty Curry, Planning Commission
Veronica Jackson, Neighborhood Planning Office
Ann Sutphin, Strategic Planning Office
Ivan Miller, Strategic Planning Office
Dawn Blanch, Rainier Beach Neighborhood 2014 Co-chair
James Luster, Rainier Beach Neighborhood 2014 Co-chair

IT IS DUE TO THE QUALITY OF THE DOCUMENT.

1 **NOW THEREFORE,**

2 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

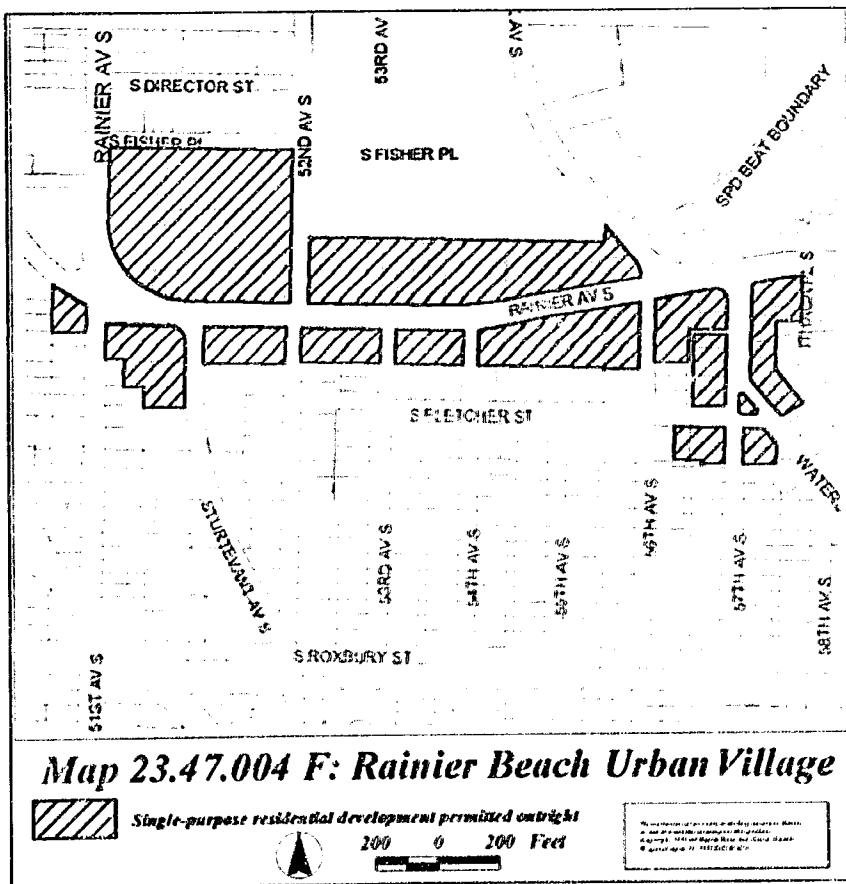
3 **Section 1.** The Seattle Comprehensive Plan as adopted by Ordinance 117221 and
4 subsequently amended, is hereby amended as follows:

- 5 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive Plan
6 is hereby amended to add Rainier Beach, as shown in Attachment 1.
- 7 B. The Rainier Beach 2014 Neighborhood Plan goals and policies, as shown in
8 Attachment 2 to this Ordinance, are hereby incorporated into the Neighborhood Plans
9 volume of the Comprehensive Plan.
- 10 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in
11 Attachment 3 to this Ordinance to confirm the designation and growth targets for the
12 Rainier Beach Residential Urban Village.
- 13 D. The capital facilities and utilities inventory and analyses serving Rainier Beach, and
14 transportation analyses shown in Attachment 4 to this Ordinance are hereby incorporated
15 into the Neighborhood Plans volume, Rainier Beach section, of the Comprehensive Plan.
- 16 E. The following maps are hereby amended to reflect the final designation and boundaries of
17 the Rainier Beach Residential Urban Village, as shown in Attachment 5 to this
18 Ordinance:
- 19 • Future Land Use Map
 - 20 • Land Use Figure 1
 - 21 • Land Use Figure A-1
- 22 A new Land Use Figure, containing a large scale map of the Rainier Beach Residential
23 Urban Village is hereby added to the Land Use Element, as shown in Attachment 5 to this
24 ordinance.
- 25 F. Land Use Appendix B is hereby amended to reflect the final growth targets for the
Rainier Beach Residential Urban Village, as shown in Attachment 6 to this Ordinance.

26 **Section 2.** The amendments contained in Section 1 of this ordinance constitute an
27 adopted neighborhood plan.

Section 3. The Official Land Use Map, Section 23.32.016, Seattle Municipal Code, is amended to reflect the boundaries of the Rainier Beach Residential Urban Village as depicted on Attachment 3 to this Ordinance.

Section 4. Residential use in single purpose residential development within commercial zones in the Rainier Beach Residential Urban Village, established by adoption of this ordinance, shall be permitted outright as shown on a new map entitled "Rainier Beach Urban Village Map 23.47.004 F" as shown on the following map, to be added to subsection 23.47.004(E) of the Seattle Municipal Code.



23.47.004 Permitted and prohibited uses.

E. Residential Uses.

a. the structure is located within an area in which the use is either permitted outright or prohibited, as shown on the Map 23.47.004 A, B, C, D, ~~((and)) E, and F, or~~

c. the structure is located within a zone which has a height limit of 85 feet or higher, in which case single purpose residential structures are prohibited.

a. Nursing home; and

4

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

1
2 Passed by the City Council the _____ day of _____, 19____, and
3 signed by me in open session in authentication of its passage this ____ day of
4 _____, 19____.

5
6 _____
President of the City Council

7 Approved by me this ____ day of _____, 19____.

8 _____
Paul Schell, Mayor

9 Filed by me this ____ day of _____, 19____.

10 _____
City Clerk

11 (SEAL)
12
13
14
15
16
17
18
19
20
21
22
23
24

LIST OF ATTACHMENTS

ATTACHMENT 1	TABLE OF CONTENTS - THE CITY OF SEATTLE COMPREHENSIVE PLAN NEIGHBORHOOD PLANS
ATTACHMENT 2	RAINIER BEACH 2014 GOALS AND POLICIES
ATTACHMENT 3	AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT
ATTACHMENT 4	RAINIER BEACH CAPITAL FACILITIES AND UTILITIES INVENTORY AND ANALYSES AND RAINIER BEACH TRANSPORTATION ANALYSES
ATTACHMENT 5	COMPREHENSIVE PLAN MAP AMENDMENTS
ATTACHMENT 6	COMPREHENSIVE PLAN LAND USE APPENDIX B

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

ATTACHMENT 1

**THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS**

Table of Contents

Rainier Beach

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

RAINIER BEACH NEIGHBORHOOD PLAN GOALS AND POLICIES

LAND USE

- G1: A diverse and vibrant neighborhood composed of pedestrian-friendly, transit-connected business districts and affordable and attractive residential areas.
- P1: Encourage the revitalization of the Henderson Street corridor as a conduit between the future light rail station at Martin Luther King, Jr. Way and the commercial center along Rainier Avenue South.
- P2: Seek to promote transit-oriented development around Rainier Beach's proposed light rail station at MLK and Henderson.
- P3: Encourage mixed-use housing and commercial development in the "Beach Square" area bounded by Henderson Street to the north, Rainier Avenue South to the south and west, and Seward Park Avenue South to the east.
- P4: Seek to preserve all single family zoned areas' character, and encourage residential small lot opportunities within single-family areas within the designated residential urban village.
- P5: Encourage the City to support rezones within the Rainier Beach Residential Urban Village for projects that (a) meet the overall community vision, (b) promote redevelopment of underutilized and derelict sites, and (c) result in pedestrian-friendly, well-designed new buildings.

HOUSING

- G2: A community that meets the housing needs of its economically diverse and multicultural population and provides opportunities at all economic levels.
- P6: Encourage affordable and attractive multifamily development, particularly along Rainier Avenue South from Holly Street to Cloverdale Street, and as part of Henderson Street revitalization efforts.
- P7: Seek to preserve Rainier Beach's diversity and multicultural population by providing affordable housing home-ownership opportunities through programs and land use and zoning tools.
- P8: Seek to promote townhomes and mixed-use buildings as the preferred development pattern for meeting the projected growth target within the residential urban village.
- P9: Seek to address the causes of the perception of crime, the lack of personal safety, and the detraction from Rainier Beach's community character (by addressing derelict residential properties and minimizing non-conforming and criminal uses).

COMMUNITY EDUCATION

- G3: Education is integrated as an innovative and connected learning system into all levels of community life for all residents, resulting in the empowerment of the community and the

promotion of life-long learning.

- P10: Create strong partnerships between Seattle School District and the City of Seattle to support capital and programmatic improvements for schools in the Rainier Beach area.
- P11: Integrate the concept of life-long learning including education and job-related activities into the programs provided by the schools and by the neighborhood's entire educational system.
- P12: Encourage parents and adults in the community to work with school administrators to improve schools in the Rainier Beach area.
- P13: Seek to facilitate and improve the participation of parents and adults in the neighborhood schools by encouraging formation of active PTAs and by outreach to the non- and limited English-speaking population of Rainier Beach.
- P14: Encourage a community grass-roots approach to involve churches and other influential organizations in community education issues.

ECONOMIC DEVELOPMENT

- G4: A revitalized commercial business core that attracts the patronage of local and citywide residents and employees through an attractive, safe, and clean built environment.
- P15: Seek to promote "Beach Square" as Rainier Beach's hub of commercial retail activity.
- P16: Encourage partnerships among local housing providers, community development corporations, neighborhood and business organizations, and the City to assist with economic revitalization in Rainier Beach.

TRANSPORTATION AND TRANSIT FACILITIES

- G5: A community with safe streets, pedestrian- and bicycle-friendly facilities, and an efficient, multi-modal transit system that connects Rainier Beach residents and employees to other parts of the Rainier Valley and the region.
- P17: Support the development of an MLK, Jr. Way at-grade light rail alignment, with Rainier Beach's station located at Henderson Street at MLK, Jr. Way.
- P18: Improve residential streets to best serve residential neighborhoods.
- P19: Seek to promote non-motorized travel throughout Rainier Beach by providing facilities for pedestrians and bicyclists, particularly along the Henderson Street corridor, near the future light rail station, and around the "Beach Square" commercial core.
- P20: Explore a range of alternative transportation modes and solutions that would support the concepts of sustainability and environmental responsibility.
- P21: Seek to strengthen provisions for code enforcement of transportation related violations such as speeding, and parking violations.

OPEN SPACE AND CIVIC CAPITAL FACILITIES

- G6: A community with a variety of civic facilities, waterfront access, and a trail system that promotes the existing open space sites, and the enjoyment of new public spaces.

- P22: Seek to retain existing parks and recreation facilities, and strive to improve maintenance of these facilities.
- P23: Recognize the importance of improving the Rainier Beach Community Center and South Shore Middle School to help foster a civic core.
- P24: Seek to promote the development of pedestrian trails that connect residential areas to the commercial core, and bring pedestrians from the Rainier View neighborhood down to the lower Rainier Beach valley.
- P25: Seek to include art created by local artists in public works construction projects in Rainier Beach.
- P26: Seek to ensure coordination between City departments, private service providers and volunteers for the maintenance, cleaning, and general landscape upkeep of Rainier Beach's public streets and civic areas.

ATTACHMENT 3

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

1. Amend policy L44 as follows:

L44:

Designate the following residential urban villages as shown on Land Use Figure 1, above:

Rainier Beach Residential Urban Village.

2. Amend Land Use Figure 1 and the Future Land Use Map to show the designation and boundaries of the Rainier Beach Residential Urban Village, as shown on Attachment 5. Indicate Rainier Beach Residential Urban Village as adopted on Land Use Figure 1-A

3. Amend land use goal 36 as follows:

G36:

Achieve the following 20-year growth targets in residential urban villages:

Residential Growth

Rainier Beach approximately 740 households

ATTACHMENT 4

**RAINIER BEACH CAPITAL FACILITIES AND UTILITIES INVENTORIES AND
ANALYSES, AND RAINIER BEACH TRANSPORTATION ANALYSES**

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Table 1
Inventory for Facilities and Utilities Serving
Rainier Beach Residential Urban Village

Facility Type	Name	Location	Capacity	Information Sources/ ¹ Comments
Fire Station ²	SFD 33	9645 Renton Ave. S	Engine Co.	Seattle Fire Department
Police Station	South Precinct	3001 South Myrtle St.	31.87 sq. mi. service area, 1994 population 155,777	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ³	Dunlap Elementary Erneston Elementary 10 Middle & 10 High Schools	8621 46th Ave. S 9709 60th Ave. S	350 students 375 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Rainier Beach Branch	9125 Rainier Ave. S	9006 sq. ft. 1990 population served = 31,194, or .29 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks ⁴	Rainier Beach Playfield	Rainier Ave.. S & S Henderson St.	10.9 ac: Play area, shelterhouse, landscaping; 2 softball fields; 1 football/soccer field; 4 tennis courts	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989
	Rainier Beach Lake Cottage Park	Rainier Ave. S between S Carver St. & S Ithaca St.	3.3 ac: Shoreline	Urban Villages Open Space Analyses, Office of Management and Planning.
	Beer Sheva Park	Seward Park Ave. S & S Henderson St.	26.6 ac: Comfort station, tennis court, play area, picnic shelter, park nursery, Atlantic City boat ramp	
	Fletcher Place	57th Ave. S & S Fletcher St.	0.05 ac: Street Triangle	
Other ⁵	Rainier Beach Community Center	8825 Rainier Ave. S	>10,000 sq. ft. Gym, game room, social rooms, indoor pool	
	Kubota Gardens Natural			

¹ For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990.

² The nearest station is listed; Fire and Emergency Medical Services are generally provided by the nearest station. In the case of larger fires, firefighting and medical resources are also dispatched from other stations. Aid units and fire engines are equipped to handle many medical emergencies; medic units are dispatched to more serious medical emergencies.

³ Through the student assignment plan, the village is served by a number of designated regular elementary schools, and at least six Seattle School District Alternative Schools. School capacities are determined in part by the mix of programs offered and the number of portable classrooms used, and are subject to change.

⁴ Parks and Other Resources shown are inside the village or within 1/8 mile of the unadopted village boundary.

Facility Type	Name	Location	Capacity	Information Sources/Comments
Electrical power	Area			
	Thistle P-Patch	8430 - 42nd Ave. S	99 plots	P-Patch Program, Seattle Department of Housing and Human Services
	Creston-Nelson substation	5300 S Bang	106 Megawatts	This village is in City Light's Southeast forecast area, which has a total current capacity of 331 megawatts.
Water	This village is located in the 316 pressure zone. The area is normally served directly from the Cedar River Pipelines, but can also be supplied from the Beacon Reservoir at Beacon Ave. S and S Spokane St.		Beacon Reservoir: 61 million gallons	In this pressure zone, elevations range from 18 to 114 feet above sea level; static water pressure ranges from 88-129 pounds per square inch. ⁵ Pressures in this area are considered to be very good.
	See map for system locations. (Utilities Figure A4, Comprehensive Plan Appendix).		The pipe network was constructed between World War I and the 1970's, predominantly of cast iron. Mains are in generally good order considering their age.	Corrosive soils do not appear to be present in this area.
Drainage & Wastewater	This village is served by a Partially Separated system. See map for system locations. (Utilities Figure A5, Comprehensive Plan Appendix).		With Partially Separated systems, about 15% of the stormwater enters the sewer system, with the remaining 85% diverted to the storm drain system. Capacity of the Partially Separated systems in this area is considered adequate. Occasionally, sewer rehabilitation projects which are part of the Capital Improvement Program are performed in these areas as needed which may in some instances have the added benefit of enhancing the system capacity.	Seattle Drainage and Wastewater Utility, November 1996 Partial Separation System: A system where the water from street and major parking lot drainage is collected and transferred in one pipe or ditch and culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe.

⁵ Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

Table 2
Capital Facilities and Utilities Analysis
Rainier Beach Residential Urban Village

Expected 6-yr. HH Growth: 202
Expected 20-yr. HH Growth: 740
Land Area: 249 Acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁹	20-year growth	
Fire	None	None expected at this time.	Fire Station #32, the closest to this urban village, has an average response time of 4.57 minutes for emergency medical calls and 5.20 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. While the average response time for fire calls for this station is higher than industry standard, the fire station is located within the village's preliminary boundary. Response times to calls within the village should be well below the station average, and are expected to be for the next six years. Fire Station #36 has an average response time of 4.27 minutes for emergency medical calls and 5.01 minutes for fire calls.
Police	None	Additional precinct space may be required.	Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision. Minor facility modifications will occur as needed and funded.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Seattle School District physical goals are as follows for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Electrical demand from this village is estimated to increase by 2.1 annual average megawatts and 3.4 megawatts in a peak hour in 6 years.
Electricity	None	A 4th transformer and switchgear bus-section will be added to the Duwamish Substation to increase capacity in this forecast area.	This village is located in City Light's Southwest forecast area. In 6 years, capacity in this forecast area will be 427 megawatts, and demand is expected to be 398 megawatts. In 20 years, capacity in this forecast area will be 547 megawatts, and demand is expected to be 471 megawatts. In both years, capacity is more than adequate to meet demand.
Water	None	None expected at this time.	Current peak day demand estimate: 1.25 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 1.51 mgd or 22% increase. Peak day demand estimate in 20 years: 2.02 mgd or 63% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed. Current construction of the Soenic Heights pump station should improve water pressures for areas around the Charlestown Standpipe.

⁹ An explanation of the methodologies used to assess adequacy can be obtained from the Neighborhood Planning Office.

Facility Type	Facilities needed to accommodate: 6-year growth ^a 20-year growth	Analysis
Drainage and Wastewater	No new facilities are expected to be required because of new growth.	<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events.</p> <p>Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>For Partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity. With Combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p>

Table 3
Transportation Analysis⁷ for
Rainier Beach Residential Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Rainier Ave. S	S Barton St. (51st Ave. S) - S Othello St.	Principal	Northbound	0.4	0.5
			Southbound	0.5	0.8
Rainier Ave. S	S Barton St. (51st Ave. S) - 57th Ave. S	Principal	Eastbound	0.4	0.6
			Westbound	0.4	0.4
Martin Luther King Jr. Way S	S Henderson St. - S Cloverdale St.	Principal	Northbound	0.3	0.4
			Southbound	0.5	0.6
Renton Ave. S	S Roxbury St. - S Cloverdale St.	Minor	Northbound	0.6	0.7
			Southbound	0.9	1.2
S Henderson St.	MLK Way S - Seward Park Ave. S	Principal/Minor	Eastbound	0.3	0.3
			Westbound	0.3	0.4
S Cloverdale St.	MLK Way S - Seward Park Ave. S	Collector	Eastbound	0.3	0.4
			Westbound	0.3	0.3
S Roxbury St.	51st Ave. S - Waters Ave. S	Collector	Eastbound	0.3	0.3
			Westbound	0.2	0.3
51st Ave. S	S Roxbury St. - Rainier Ave. S	Minor	Northbound	0.2	0.2
			Southbound	0.2	0.2

The volume-to-capacity (V/C) ratio is an indicator of congestion. The table above shows existing (1990) V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for all arterials in the Rainier Beach Residential Urban Village. Compare 1990 V/C ratios to the 2010 forecast to see the potential change over 20 years.

The V/C ratio can be used to identify areas where neighborhood or citywide transportation plans could encourage changes in travel behavior (e.g., mode, time of travel, destination) or improve operation of the street (e.g., by changing signal timing and the like). The capacity of a street is not a fixed number of vehicles that can never be exceeded. Rather, it is a relative measure of traffic flow.

Arterial segments with a V/C ratio exceeding 1.0 now or possibly in the future might warrant attention in a neighborhood plan. High V/C ratios may be tolerable if the result is to shift people into other modes, or is a result of the development densities necessary for a vital urban village.

Existing conditions: All arterial segments have a V/C ratio below 1.0.

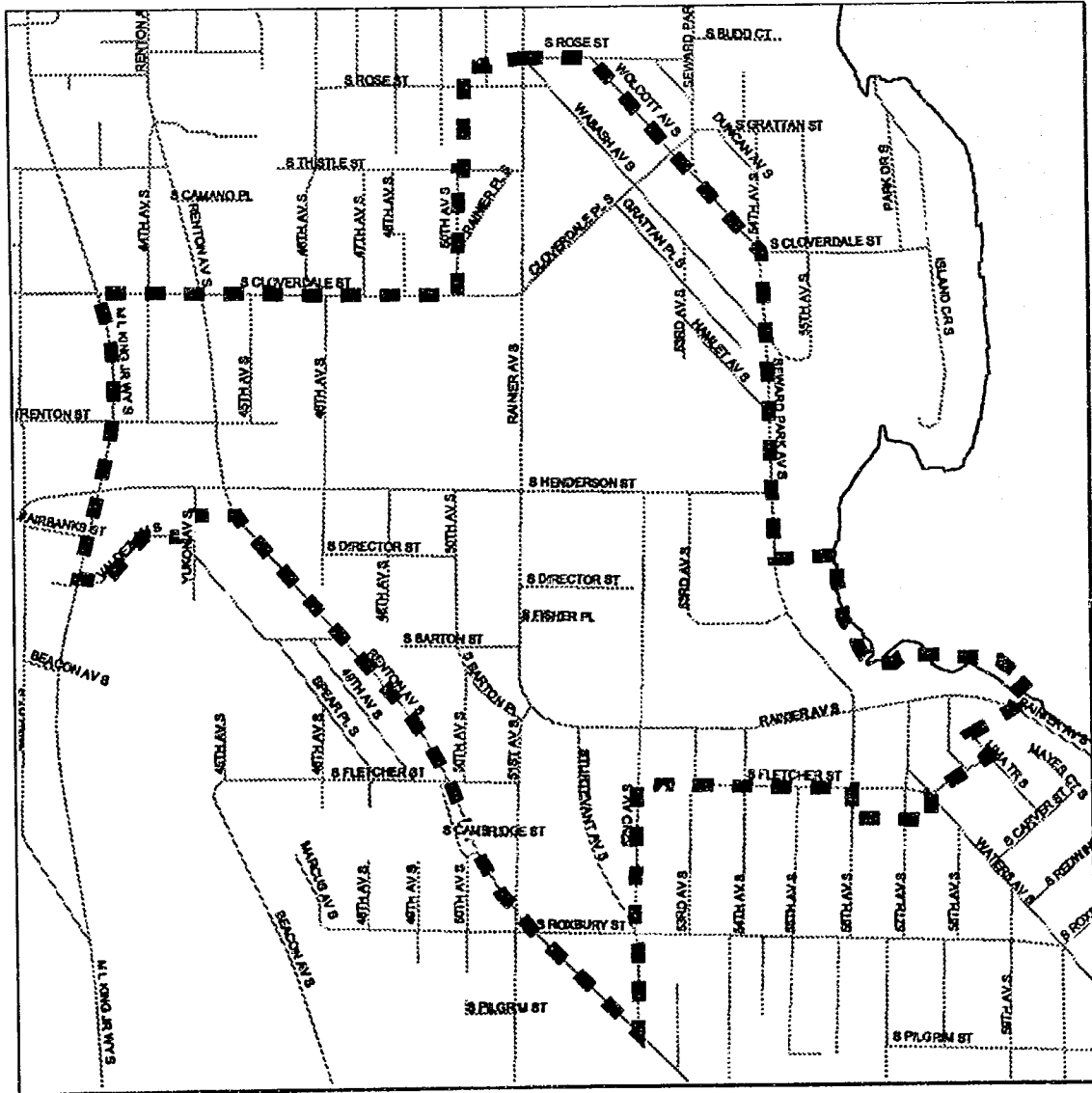
Martin Luther King Way S, S Henderson St., and Rainier Ave. S are designated as Transit Priority Streets in the Comprehensive Plan.

Future conditions: The V/C ratio for Renton Avenue South southbound is projected to be 1.2. This figure indicates the attractiveness of this route through southeast Seattle to Renton. Renton Ave. is a minor arterial with an assumed capacity of 700 vehicles per hour. Increases in capacity may be possible, or measures to direct traffic to the principal arterials (Martin Luther King Jr. Way, Henderson Street, and Rainier Ave. South) may be taken. The principal arterials have the capacity available to take traffic from Renton Ave.

V/C ratios on all other arterial streets in the urban village are below 0.8 under the 2010 scenario.

⁷ The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).

**COMPREHENSIVE PLAN MAP AMENDMENTS -
Rainier Beach Residential Urban Village Boundaries**



IT IS DUE TO THE QUALITY OF THE DOCUMENT.

ATTACHMENT 6

COMPREHENSIVE PLAN LAND USE APPENDIX B

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density	
Urban Centers & Center Villages									
Downtown Urban Center Total	945	7421	7.9	NA ¹	23.4	165119	175	NA ¹	241
Beltown Village	216	3492	16.2	6500	46.3	22699	105	4500	126
Denny Triangle Village	143	514	3.6	3500	28.1	22010	154	23600	319
Commercial Core Village	275	1435	5.2	1300	9.9	106823	388	27000	487
Pioneer Square Village	142	376	2.6	2100 ²	17.4	9113	64	4800 ²	98
Chinatown/Int. Dist. Village	169	1604	9.5	1300	17.2	4474	26	2800	43
First Hill/Cap. Hill Center Total	912	21673	23.8	NA ¹	30.0	33393	37	NA ¹	50
First Hill Village	225	5896	26.2	2400	36.9	20626	85	6100	119
Capitol Hill Village	396	12450	31.4	1980	36.4	5284	13	3000	21
Pike/Pine Village	131	2349	18.0	620	22.7	3963	30	1400	41 ²
12th Avenue Village	160	978	6.1	540	9.5	3520	22	1200	30
Univ. Comm. Urban Center Total	770	11611	15.0	NA ¹	17.8	31427	41	NA ¹	52
Univ. Dist. NW Village	289	4324	14.9	1630 ³	20.5	8625	30	3000 ³	40
Ravenna Village	122	973	8.0	480 ³	12.0	1580	13	700 ³	19
University Campus	359	6313	17.6	0 ³	12.0	21222	59	4800 ³	72
Northgate Urb. Center Total	410	3291	8.0	NA ¹	15.3	11366	28	NA ¹	50
Uptown Queen Anne Urban Center Total	297	3138	10.6	NA ¹	15.0	19,000	64	NA ¹	75

LAND USE APPENDIX B **Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages**

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Hub Urban Villages⁴									
Ballard	323	4279	13.2	1520	17.9	3518	11	3700	22
Fremont	339	3766	11.1	820	13.5	6937	20	1700	25
Lake City	310	2740	8.8	1400	13.3	2827	9	2900	18
W. Seattle Junction	225	1835	8.2	1100	13.0	3108	14	2300	24
Aurora Ave N @ 130th St	344	2271	6.6	1260	10.3	4027	12	2800	20
Rainier Ave @ 1-90	415	2043	4.9	1200	7.8	3371	8	3500	17
South Lake Union	446	461	1.0	1700	4.8	15230	34	4500	44
Residential Urban Villages⁴									
Aurora N @ 97 th St.	288	2106	7.3	900	10.4	NA	NA	NA	NA
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA
Eastlake	205	2423	11.8	380	13.6	NA	NA	NA	NA
23rd Ave. S. @ S. Jackson-Union	485	3186	6.6	900	8.4	NA	NA	NA	NA
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
Roosevelt	160	1007	6.3	340	8.4	NA	NA	NA	NA
Wallingford	245	1973	8.1	200	8.9	NA	NA	NA	NA
Rainier Beach	227	1482	6.5	740	9.8	NA	NA	NA	NA

LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Columbia City	313	1639	5.2	740	7.6	NA	NA	NA	NA
SW Barton St @ 25th Ave S	278	1654	6.0	700	8.5	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK Jr. Way S @ Holly St	380	1247	3.3	800 ⁵	5.4	NA	NA	NA	NA
South Park	264	997	3.8	350	5.1	NA	NA	NA	NA
Madison-Miller	145	1486	10.3	400	13.0	NA	NA	NA	NA
California @ SW Morgan St	139	1104	8.0	300	10.1	NA	NA	NA	NA

LAND USE ELEMENT APPENDIX B

Footnotes

1. Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for residential and hub urban villages are established upon adoption of a neighborhood plan. Separate growth targets for urban center villages are not adopted; planning estimates will remain for guidance and monitoring.
2. Assumes north Kingdome parking lot and vacant floor area in existing structures is available to accommodate a substantial share of household and employment growth.
3. Separate growth targets for the urban center villages within the University Community Urban Center are not adopted. In acting on the UCUC plan, the City Council reaffirmed the targets for the UCUC as a whole. No additional student housing growth estimates and existing and planned densities for each hub and residential urban village are the unduplicated village boundaries shown in Land Use Appendix A, above. Where adopted boundaries shown in Appendix A have been amended from the unduplicated village boundary, acreage, existing households and employment, and densities may be different than indicated in this Appendix B.
4. Because of the potential for redevelopment of the Holy Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.

ATTACHMENT 1

**THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS**

Table of Contents

Rainier Beach

NOTICE:
IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

RAINIER BEACH NEIGHBORHOOD PLAN GOALS AND POLICIES

LAND USE

- G1: A diverse and vibrant neighborhood composed of pedestrian-friendly, transit-connected business districts and affordable and attractive residential areas.
- P1: Encourage the revitalization of the Henderson Street corridor as a conduit between the future light rail station at Martin Luther King, Jr. Way and the commercial center along Rainier Avenue South.
- P2: Seek to promote transit-oriented development around Rainier Beach's proposed light rail station at Martin Luther King, Jr. Way and South Henderson Street.
- P3: Encourage mixed-use housing and commercial development in the "Beach Square" area bounded by South Henderson Street to the north, Rainier Avenue South to the south and west, and Seward Park Avenue South to the east.
- P4: Seek to preserve all single family zoned areas' character, and encourage residential small lot opportunities within single-family areas within the designated residential urban village.
- P5: Encourage the City to support rezones within the Rainier Beach Residential Urban Village for projects that (a) meet the overall community vision, (b) promote redevelopment of underutilized and derelict sites, and (c) result in pedestrian-friendly, well-designed new buildings.

HOUSING

- G2: A community that meets the housing needs of its economically diverse and multicultural population and provides opportunities at all economic levels.
- P6: Encourage affordable and attractive multifamily development, particularly along Rainier Avenue South from South Holly Street to South Cloverdale Street, and as part of South Henderson Street revitalization efforts.
- P7: Seek to preserve Rainier Beach's diversity and multicultural population by providing affordable housing home-ownership opportunities through programs and land use and zoning tools, including, where appropriate, rezoning.
- P8: Seek to promote townhomes and mixed-use buildings as the preferred development pattern for meeting the projected growth target within the residential urban village.
- P9: Seek to address the causes of the perception of crime, the lack of personal safety, and the detraction from Rainier Beach's community character (by addressing derelict residential properties and minimizing non-conforming and criminal uses).

COMMUNITY EDUCATION

- G3: Education is integrated as an innovative and connected learning system into all levels of community life for all residents, resulting in the empowerment of the community and the promotion of life-long learning.
- P10: Create strong partnerships between Seattle School District and the City of Seattle to support capital and programmatic improvements for schools in the Rainier Beach area.
- P11: Integrate the concept of life-long learning including education and job-related activities into the programs provided by the schools and by the neighborhood's entire educational system.
- P12: Encourage parents and adults in the community to work with school administrators to improve schools in the Rainier Beach area.
- P13: Seek to facilitate and improve the participation of parents and adults in the neighborhood schools by encouraging formation of active PTAs and by outreach to the non- and limited English-speaking population of Rainier Beach.
- P14: Encourage a community grass-roots approach to involve ~~churches~~ religious organizations and other influential organizations in community education issues.

ECONOMIC DEVELOPMENT

- G4: A revitalized commercial business core that attracts the patronage of local and citywide residents and employees through an attractive, safe, and clean built environment.
- P15: Seek to promote "Beach Square" as Rainier Beach's hub of commercial retail activity.
- P16: Encourage partnerships among local housing providers, community development corporations, neighborhood and business organizations, and the City to assist with economic revitalization in Rainier Beach.

TRANSPORTATION AND TRANSIT FACILITIES

- G5: A community with safe streets, pedestrian- and bicycle-friendly facilities, and an efficient, multi-modal transit system that connects Rainier Beach residents and employees to other parts of the Rainier Valley and the region.
- P17: Support the development of an Martin Luther King, Jr. Way at-grade light rail alignment, with Rainier Beach's station located at South Henderson Street at Martin Luther King, Jr. Way.
- P18: Improve residential streets to best serve residential neighborhoods.
- P19: Seek to promote non-motorized travel throughout Rainier Beach by providing facilities for pedestrians and bicyclists, particularly along the Henderson Street corridor, near the future light rail station, and around the "Beach Square" commercial core.
- P20: Explore a range of alternative transportation modes and solutions that would support the concepts of sustainability and environmental responsibility.
- P21: Seek to strengthen provisions for code enforcement of transportation related violations

such as speeding, and parking violations.

OPEN SPACE AND CIVIC CAPITAL FACILITIES

- G6:** A community with a variety of civic facilities, waterfront access, and a trail system that promotes the existing open space sites, and the enjoyment of new public spaces.
- P22:** Seek to retain existing parks and recreation facilities, and strive to improve maintenance of these facilities.
- P23:** Recognize the importance of improving the Rainier Beach Community Center and South Shore Middle School to help foster a civic core.
- P24:** Seek to promote the development of pedestrian trails that connect residential areas to the commercial core, and bring pedestrians from the Rainier View neighborhood down to the lower Rainier Beach valley.
- P25:** Seek to include art created by local artists in public works construction projects in Rainier Beach.
- P26:** Seek to ensure coordination between City departments, private service providers and volunteers for the maintenance, cleaning, and general landscape upkeep of Rainier Beach's public streets and civic areas.

ATTACHMENT 3

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

1. Amend policy L44 as follows:

L44:

Designate the following residential urban villages as shown on Land Use Figure 1, above:

Rainier Beach Residential Urban Village.

2. Amend Land Use Figure 1 and the Future Land Use Map to show the designation and boundaries of the Rainier Beach Residential Urban Village, as shown on Attachment 5. Indicate Rainier Beach Residential Urban Village as adopted on Land Use Figure 1-A

3. Amend land use goal 36 as follows:

G36:

Achieve the following 20-year growth targets in residential urban villages:
Residential Growth

Rainier Beach approximately 740 households

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

ATTACHMENT 4

**RAINIER BEACH CAPITAL FACILITIES AND UTILITIES INVENTORIES AND
ANALYSESIS, AND RAINIER BEACH TRANSPORTATION ANALYSEIS**

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Table 1
Inventory for Facilities and Utilities Serving
Rainier Beach Residential Urban Village

Facility Type	Name	Location	Capacity	Information Sources / Comments
Fire Station ¹	SFD 33	9545 Renton Ave. S	Engine Co.	Seattle Fire Department
Police Station	South Precinct	3001 South Myrtle St.	31.87 sq. mi. service area, 1994 population 155,777	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ³	Dunlap Elementary Emerson Elementary 10 Middle & 10 High Schools	8621 46th Ave. S 9709 60th Ave. S	350 students 375 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995 Seattle Public Schools database
Library	Rainier Beach Branch	9125 Rainier Ave. S	9006 sq. ft. 1990 population served = 31,194, or 29 sq. ft/capita + .32 sq. ft/capita in citywide facilities	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks ²	Rainier Beach Playfield	Rainier Ave.. S & S Henderson St.	10.9 ac: Play area, shelterhouse, landscaping, 2 softball fields, 1 football/soccer field, 4 tennis courts	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning.
	Rainier Beach Lake Cottage Park	Rainier Ave. S between S Carver St. & S Ithaca St.	3.3 ac: Shoreline	
	Beer Sheva Park	Seward Park Ave. S & S Henderson St.	26.6 ac: Comfort station, tennis court, play area, picnic shelter, park nursery, Atlantic City boat ramp	
	Fletcher Place	57 th Ave. S & S Fletcher St.	0.05 ac: Street Triangle	

- ¹ For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990.
- ² The nearest station is listed; Fire and Emergency Medical Services are generally provided by the nearest station. In the case of larger fires, firefighting and medical resources are also dispatched from other stations. Aid units and fire engines are equipped to handle many medical emergencies; medic units are dispatched to more serious medical emergencies.
- ³ Through the student assignment plan, the village is served by a number of designated regular elementary schools, and at least six Seattle School District Alternative Schools. School capacities are determined in part by the mix of programs offered and the number of portable classrooms used, and are subject to change.
- ⁴ Parks and Other Resources shown are inside the village or within 1/8 mile of the unadopted village boundary.

Facility Type	Name	Location	Capacity	Information Sources / Comments
Other ⁵	Rainier Beach Community Center	8825 Rainier Ave. S	>10,000 sq. ft. Gym, game room, social rooms, indoor pool	
	Kubota Gardens Natural Area			
	Thistle P-Patch	8430 - 42nd Ave. S	99 plots	P-Patch Program, Seattle Department of Housing and Human Services
Electrical power	Creston-Nelson substation	5300 S Bangor	106 Megawatts	This village is in City Light's Southeast forecast area, which has a total current capacity of 331 megawatts.
Water	This village is located in the 316 pressure zone. The area is normally served directly from the Cedar River Pipelines, but can also be supplied from the Beacon Reservoir at Beacon Ave. S and S Spokane St.		Beacon Reservoir: 61 million gallons	In this pressure zone, elevations range from 18 to 114 feet above sea level; static water pressure ranges from 88-129 pounds per square inch. ⁵ Pressures in this area are considered to be very good.
	See map for system locations. (Utilities Figure A4, Comprehensive Plan Appendix).		The pipe network was constructed between World War I and the 1970's, predominantly of cast iron. Mains are in generally good order considering their age.	Corrosive soils do not appear to be present in this area.
Drainage & Wastewater	This village is served by a Partially Separated system. See map for system locations. (Utilities Figure A5, Comprehensive Plan Appendix).		With Partially Separated systems, about 15% of the stormwater enters the sewer system, with the remaining 85% diverted to the storm drain system. Capacity of the Partially Separated systems in this area is considered adequate. Occasionally, sewer rehabilitation projects which are part of the Capital Improvement Program are performed in these areas as needed which may in some instances have the added benefit of enhancing the system capacity.	Seattle Drainage and Wastewater Utility, November 1996 Partial Separation System: A system where the water from street and major parking lot drainage is collected and transferred in one pipe or ditch and culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe.

⁵ Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

Table 2
Capital Facilities and Utilities Analysis
Rainier Beach Residential Urban Village

Expected 6-yr. HH Growth: 202
 Expected 20-yr. HH Growth: 740
 Land Area: 249 Acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁶	20-year growth	
Fire	None	None expected at this time.	Fire Station #32, the closest to this urban village, has an average response time of 4.57 minutes for emergency medical calls and 5.20 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. While the average response time for fire calls for this station is higher than industry standard, the fire station is located within the village's preliminary boundary. Response times to calls within the village should be well below the station average, and are expected to be for the next six years. Fire Station #36 has an average response time of 4.27 minutes for emergency medical calls and 5.01 minutes for fire calls.
Police	None	Additional precinct space may be required.	Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision. Minor facility modifications will occur as needed and funded.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Seattle School District physical goals are as follows for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere.
Electricity	None	A 4th transformer and switchgear bus-section will be added to the Duwamish Substation to increase capacity in this forecast area.	Electrical demand from this village is estimated to increase by 2.1 annual average megawatts and 3.4 megawatts in a peak hour in 6 years.
Water	None	None expected at this time.	This village is located in City Light's Southwest forecast area. In 6 years, capacity in this forecast area will be 427 megawatts, and demand is expected to be 398 megawatts. In 20 years, capacity in this forecast area will be 547 megawatts, and demand is expected to be 471 megawatts. In both years, capacity is more than adequate to meet demand. Current peak day demand estimate: 1.25 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 1.51 mgd or 22% increase. Peak day demand estimate in 20 years: 2.02 mgd or 63% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed. Current construction of the Scenic Heights pump station should improve water pressures for areas around the Charlestown Standpipe.

⁶ An explanation of the methodologies used to assess adequacy can be obtained from the Neighborhood Planning Office.

Facility Type	Facilities needed to accommodate: 6-year growth ⁶ 20-year growth	Analysis
Drainage and Wastewater	No new facilities are expected to be required because of new growth.	<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events.</p> <p>Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>For Partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity. With Combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p>

Table 3
Transportation Analysis⁷ for
Rainier Beach Residential Urban Village

Arterial	Segment	Arterial Class	Direction	Existing V/C ratio	Forecast 2010 V/C ratio
Rainier Ave. S	S Barton St. (51st Ave. S) - S Othello St.	Principal	Northbound	0.4	0.5
			Southbound	0.5	0.8
Rainier Ave. S	S Barton St. (51st Ave. S) - 57th Ave. S	Principal	Eastbound	0.4	0.6
			Westbound	0.4	0.4
Martin Luther King Jr. Way S	S Henderson St. - S Cloverdale St.	Principal	Northbound	0.3	0.4
			Southbound	0.5	0.6
Renton Ave. S	S Roxbury St. - S Cloverdale St.	Minor	Northbound	0.6	0.7
			Southbound	0.9	1.2
S Henderson St.	MLK Way S - Seward Park Ave. S	Principal/Minor	Eastbound	0.3	0.3
			Westbound	0.3	0.4
S Cloverdale St.	MLK Way S - Seward Park Ave. S	Collector	Eastbound	0.3	0.4
			Westbound	0.3	0.3
S Roxbury St.	51st Ave. S - Waters Ave. S	Collector	Eastbound	0.3	0.3
			Westbound	0.2	0.3
51st Ave. S	S Roxbury St. - Rainier Ave. S	Minor	Northbound	0.2	0.2
			Southbound	0.2	0.2

The volume-to-capacity (V/C) ratio is an indicator of congestion. The table above shows existing (1990) V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for all arterials in the Rainier Beach Residential Urban Village. Compare 1990 V/C ratios to the 2010 forecast to see the potential change over 20 years.

The V/C ratio can be used to identify areas where neighborhood or citywide transportation plans could encourage changes in travel behavior (e.g., mode, time of travel, destination) or improve operation of the street (e.g., by changing signal timing and the like). The capacity of a street is not a fixed number of vehicles that can never be exceeded. Rather, it is a relative measure of traffic flow.

Arterial segments with a V/C ratio exceeding 1.0 now or possibly in the future might warrant attention in a neighborhood plan. High V/C ratios may be tolerable if the result is to shift people into other modes, or is a result of the development densities necessary for a vital urban village.

Existing conditions: All arterial segments have a V/C ratio below 1.0.

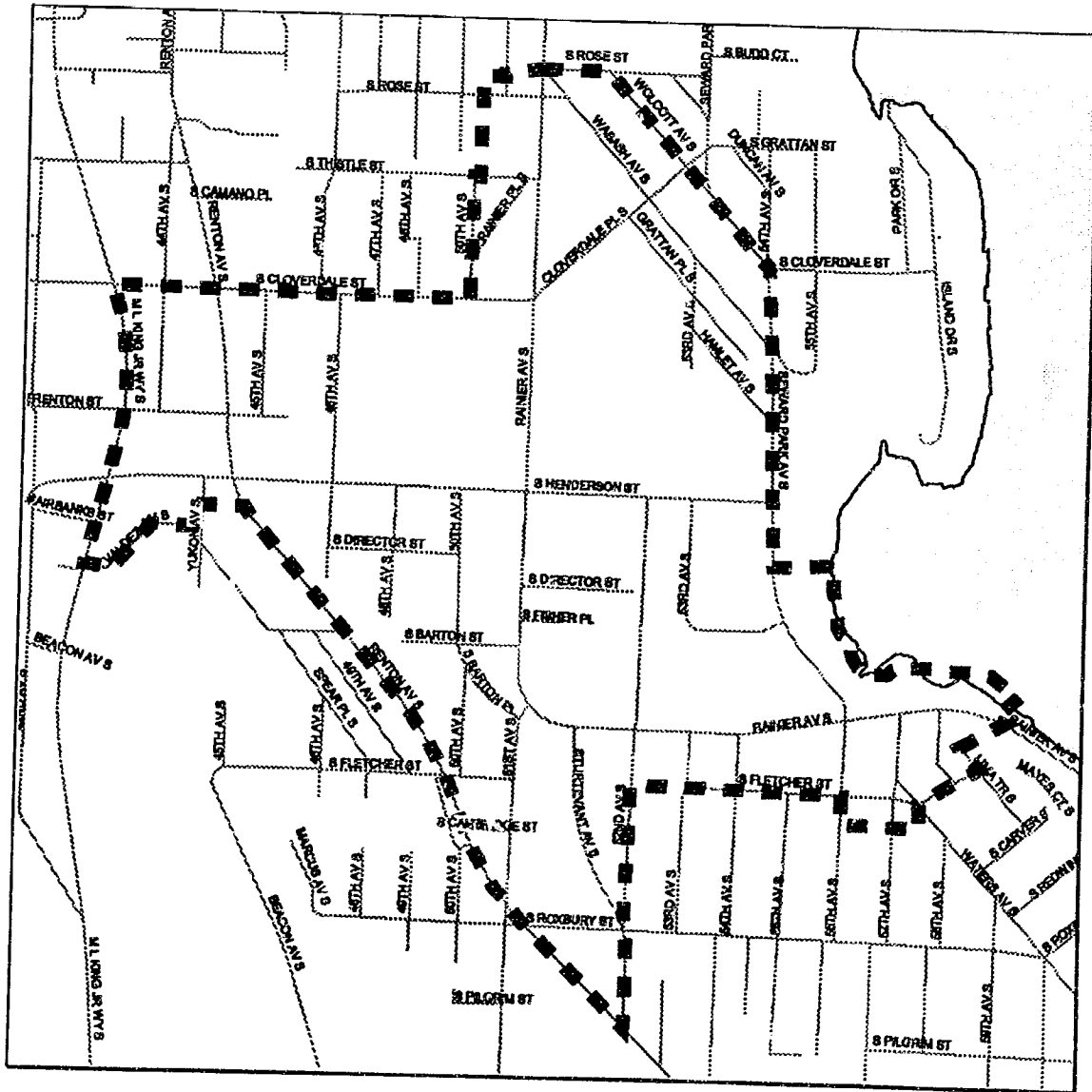
Martin Luther King Way S, S Henderson St., and Rainier Ave. S are designated as Transit Priority Streets in the Comprehensive Plan.

Future conditions: The V/C ratio for Renton Avenue South southbound is projected to be 1.2. This figure indicates the attractiveness of this route through southeast Seattle to Renton. Renton Ave. is a minor arterial with an assumed capacity of 700 vehicles per hour. Increases in capacity may be possible, or measures to direct traffic to the principal arterials (Martin Luther King Jr. Way, Henderson Street, and Rainier Ave. South) may be taken. The principal arterials have the capacity available to take traffic from Renton Ave.

V/C ratios on all other arterial streets in the urban village are at or below 0.8 under the 2010 scenario.

⁷ The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).

**COMPREHENSIVE PLAN MAP AMENDMENTS -
Rainier Beach Residential Urban Village Boundaries**



ATTACHMENT 6

COMPREHENSIVE PLAN LAND USE APPENDIX B

THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density	
Urban Centers & Center Villages									
Downtown Urban Center Total	945	7421	7.9	NA¹	23.4	165119	175	NA¹	241
Belltown Village	216	3492	16.2	6530	46.3	22699	105	4500	126
Denny Triangle Village	143	514	3.6	3500	28.1	22010	154	23600	319
Commercial Core Village	275	1435	5.2	1300	9.9	106823	388	27000	487
Pioneer Square Village	142	376	2.6	2100 ²	17.4	9113	64	4800 ²	98
Chinatown/Int. Dist. Village	169	1604	9.5	1300	17.2	4474	26	2800	43
First Hill/Cap. Hill Center Total	912	21673	23.8	NA¹	30.0	33393	37	NA¹	50
First Hill Village	225	5896	26.2	2400	36.9	20626	85	6100	119
Capitol Hill Village	396	12450	31.4	1980	36.4	5284	13	3000	21
Pike/Pine Village	131	2349	18.0	620	22.7	3963	30	1400	41
12th Avenue Village	160	978	6.1	540	9.5	3520	22	1200	30
Univ. Comm. Urban Center Total	770	11611	15.0	NA¹	17.8	31427	41	NA¹	52
Univ. Dist. NW Village	289	4324	14.9	1630 ²	20.5	8625	30	3000 ²	40
Ravenna Village	122	973	8.0	480 ²	12.0	1580	13	700 ²	19
University Campus	359	6313	17.6	0 ³	12.0	21222	59	4800 ³	72
Northgate Urb. Center Total	410	3291	8.0	NA¹	15.3	11366	28	NA¹	50
Uptown Queen Anne Urban Center Total	297	3138	10.6	NA¹	15.0	19,000	64	NA¹	75

LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Hub Urban Villages⁴									
Ballard	323	4279	13.2	1520	17.9	3518	11	3700	22
Fremont	339	3766	11.1	820	13.5	6937	20	1700	25
Lake City	310	2740	8.8	1400	13.3	2827	9	2900	18
W. Seattle Junction	225	1835	8.2	1100	13.0	3108	14	2300	24
Aurora Ave N @ 130th St	344	2271	6.6	1260	10.3	4027	12	2800	20
Rainier Ave @ I-90	415	2043	4.9	1200	7.8	3371	8	3500	17
South Lake Union	446	461	1.0	1700	4.8	15230	34	4500	44
Residential Urban Villages⁴									
Aurora N @ 97th St.	288	2106	7.3	900	10.4	NA	NA	NA	NA
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA
Eastlake	205	2423	11.8	380	13.6	NA	NA	NA	NA
23rd Ave. S. @ S. Jackson-Union	485	3186	6.6	900	8.4	NA	NA	NA	NA
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
Roosevelt	160	1007	6.3	340	8.4	NA	NA	NA	NA
Wallingford	245	1973	8.1	200	8.9	NA	NA	NA	NA

LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Rainier Beach	227	1482	6.5	740	9.8	NA	NA	NA	NA
Columbia City	313	1639	5.2	740	7.6	NA	NA	NA	NA
SW-Baeten-St @ 25th Ave S Westwood/Highland Park	278	1654	6.0	700	8.3	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK Jr. Way S @ Holly St	380	1247	3.3	800 ⁵	5.4	NA	NA	NA	NA
South Park	264	997	3.8	359	5.1	NA	NA	NA	NA
Madison-Miller	145	1486	10.3	400	13.0	NA	NA	NA	NA
California @ SW Morgan St	139	1104	8.0	300	10.1	NA	NA	NA	NA

LAND USE ELEMENT APPENDIX B

Footnotes

- Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for residential and hub urban villages are established upon adoption of a neighborhood plan. Separate growth targets for urban centers are not adopted; planning estimates will remain for guidance and monitoring.
- Assumes north Kingdome parking lot and vacant floor area in existing structures is available to accommodate a substantial share of household and employment growth.
- Separate growth targets for the urban center villages within the University Community Urban Center are not adopted. In acting on the UCCU plan, the City Council reaffirmed the targets for the UCCU as a whole. No additional student housing growth according to UW General Physical Development Plan.
- The areas to which numbers apply for land area, existing households and jobs, planning estimates and existing and planned densities for each hub and residential urban village are the unadopted village boundaries shown in Land Use Appendix A, above. Where adopted boundaries shown in Appendix A have been amended from the unadopted village boundary, acreage, existing households and employment, and densities may be different than indicated in this Appendix B.
- Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.

ORDINANCE

AN ORDINANCE relating to the Rainier Beach 2014 Neighborhood Plan; amending the Seattle Comprehensive Plan to incorporate portions of the Rainier Beach 2014 Neighborhood Plan, amending Seattle Municipal Code Chapter 23.47, relating to single purpose residential development, and amending the Official Land Use Map, Title 23 of the Seattle Municipal Code, to reflect the boundaries of the Rainier Beach Residential Urban Village.

WHEREAS, on July 25, 1994, by Ordinance 117221, the City Council adopted the Seattle Comprehensive Plan, which includes a neighborhood planning element; and

WHEREAS, City Council Resolution 28966, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, the organizing committee of citizens from the Rainier Beach Residential Urban Village was formed in 1996, for the purposes of preparing a plan for the Rainier Beach Residential Urban Village as designated in the Seattle Comprehensive Plan; and

WHEREAS, this organizing committee conducted extensive outreach to citizens and adjacent communities in order to establish planning priorities; and

WHEREAS, citizens in this community formed a planning committee which worked with City staff and consultants to develop Rainier Beach 2014 Neighborhood Plan; and

WHEREAS, a community-wide validation process was conducted to familiarize citizens and neighboring areas with the proposed plan and to ascertain support for it; and

WHEREAS, the Rainier Beach Residential Urban Village Neighborhood Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; and

WHEREAS, the City's environmental review requirement under SEPA has been fulfilled through issuance of an addendum to the Comprehensive Plan's 1994 Final Environmental Impact Statement on May 6, 1999; and

WHEREAS, the Council finds that the proposed amendments are consistent with the Growth Management Act, and will protect and promote the health, safety and welfare of the general public;

NOTICE:
IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

1 **NOW THEREFORE,**

2 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

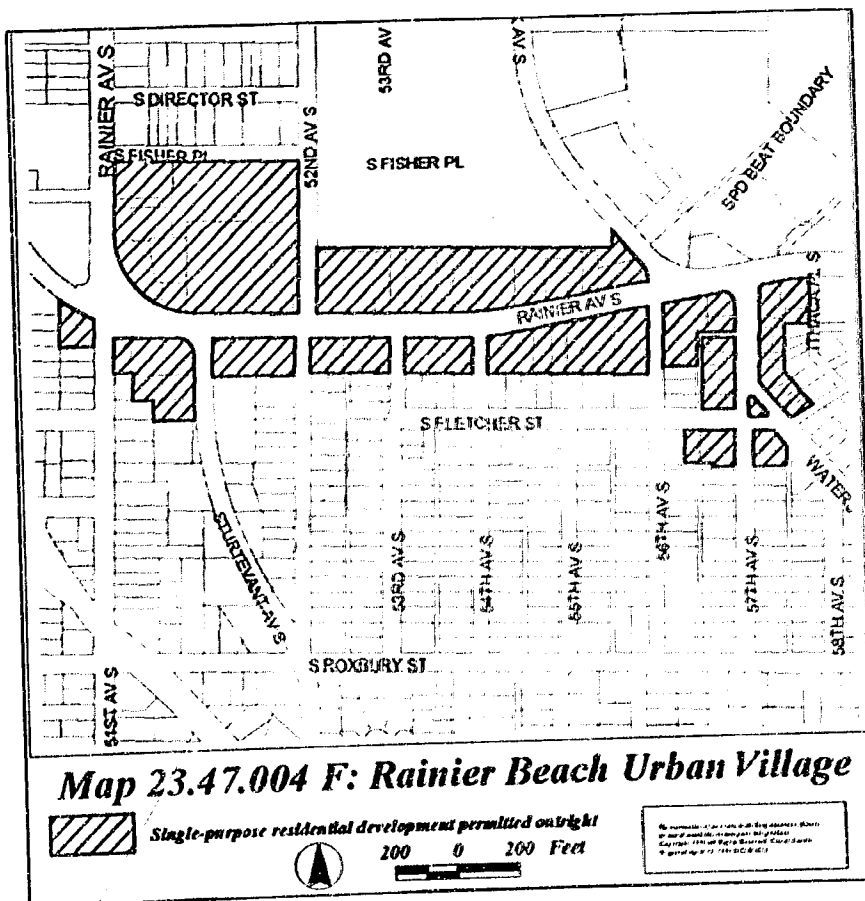
3 **Section 1.** The Seattle Comprehensive Plan as adopted by Ordinance 117221 and
4 subsequently amended, is hereby amended as follows:

- 5 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive Plan
is hereby amended to add Rainier Beach, as shown in Attachment 1.
- 6 B. The Rainier Beach 2014 Neighborhood Plan goals and policies, as shown in
7 Attachment 2 to this Ordinance, are hereby incorporated into the Neighborhood Plans
volume of the Comprehensive Plan.
- 8 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in
9 Attachment 3 to this Ordinance to confirm the designation and growth targets for the
Rainier Beach Residential Urban Village.
- 10 D. The capital facilities and utilities inventory and analyses~~is~~ serving Rainier Beach, and
11 transportation analyses~~is~~ shown in Attachment 4 to this Ordinance are hereby
12 incorporated into the Neighborhood Plans volume, Rainier Beach section, of the
Comprehensive Plan.
- 13 E. The following maps are hereby amended to reflect the final designation and boundaries of
14 the Rainier Beach Residential Urban Village, as shown in Attachment 5 to this
Ordinance:
- 15 • Future Land Use Map
 - 16 • Land Use Figure 1
 - 17 • Land Use Figure A-1
- 18 A new Land Use Figure, containing a large scale map of the Rainier Beach Residential
19 Urban Village is hereby added to the Land Use Element, as shown in Attachment 5 to this
ordinance.
- 20 F. Land Use Appendix B is hereby amended to reflect the final growth targets for the
21 Rainier Beach Residential Urban Village, as shown in Attachment 6 to this Ordinance.

22 **Section 2.** The amendments contained in Section 1 of this ordinance constitute an
23 adopted neighborhood plan.

Section 3. The Official Land Use Map, Section 23.32.016, Seattle Municipal Code, is amended to reflect the boundaries of the Rainier Beach Residential Urban Village as depicted on Attachment 35 to this Ordinance.

Section 4. Residential use in single purpose residential development within commercial zones in the Rainier Beach Residential Urban Village, established by adoption of this ordinance, shall be permitted outright as shown on a new map entitled "Rainier Beach Urban Village Map 23.47.004 F" as shown on the following map, to be added to subsection 23.47.004(E) of the Seattle Municipal Code.



NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

1 **Section 5.** Section 23.47.004, Subsection E of the Seattle Municipal Code, as last
2 amended by Ordinance _____, is further amended as follows:

3 **23.47.004 Permitted and prohibited uses.**

4 ***

5 **E. Residential Uses.**

6 1. Residential Use in Single-purpose Residential Structures. Residential use in
7 single-purpose residential structures is permitted as an administrative conditional use,
8 unless:

9 a. the structure is located within an area in which the use is either
10 permitted outright or prohibited, as shown on Maps 23.47.004 A, B, C, D, ((and))
11 E, and E;

12 b. the structure is located in a Pedestrian-Designated zone,
13 in which case the residential use is prohibited at street level along the designated
14 principal pedestrian street as provided in Section 23.47.042;

15 c. the structure is located within a zone which has a height
16 limit of 85 feet or higher, in which case single purpose residential structures are
17 prohibited; or

18 d. the residential use is a nursing home, in which case it is
19 permitted outright unless prohibited as provided in E1b.

20 2. Residential Use in Mixed-use Development. Residential use in mixed-use
21 development is permitted outright in NC1, NC2, NC2/R, NC3, NC3/R and C1 zones,
22 provided that for assisted living facilities, which are considered mixed-use development,
23 private living units and parking accessory to those units are prohibited at street level.

 * * *

24 **Section 6.** This ordinance shall take effect and be in force thirty (30) days from and
25 after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10)
26 days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

1 Passed by the City Council the _____ day of _____, 19____, and
2 signed by me in open session in authentication of its passage this _____ day of
3 _____, 19____.

4 _____
President of the City Council

5 Approved by me this _____ day of _____, 19____.

6 _____
7 Paul Schell, Mayor

8 Filed by me this _____ day of _____, 19____.

9 _____
City Clerk

10 (SEAL)
11
12
13
14
15
16
17
18
19
20
21
22
23

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

LIST OF ATTACHMENTS

ATTACHMENT 1

TABLE OF CONTENTS - THE CITY OF SEATTLE
COMPREHENSIVE PLAN NEIGHBORHOOD PLANS

ATTACHMENT 2

RAINIER BEACH 2014 GOALS AND POLICIES

ATTACHMENT 3

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND
USE ELEMENT

ATTACHMENT 4

RAINIER BEACH CAPITAL FACILITIES AND UTILITIES
INVENTORY AND ANALYSES AND RAINIER BEACH
TRANSPORTATION ANALYSIS

ATTACHMENT 5

COMPREHENSIVE PLAN MAP AMENDMENTS

ATTACHMENT 6

COMPREHENSIVE PLAN LAND USE APPENDIX B

STATE OF WASHINGTON - KING COUNTY

109748

City of Seattle, City Clerk

—ss.

No. IN FULL

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:119614 ORDINANCE

was published on

09/09/99

The amount of the fee charged for the foregoing publication is the sum of \$, which amount has been paid in full.

Subscribed and sworn to before me on

09/09/99

Notary Public for the State of Washington,
residing in Seattle


Affidavit of Publication

NOTICE:
IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

TIME AND DATE STAMP

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY
THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:



FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____

PRESIDENT'S SIGNATURE

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.